

HOUSING NOW

Greater Toronto Area



CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: June 2014

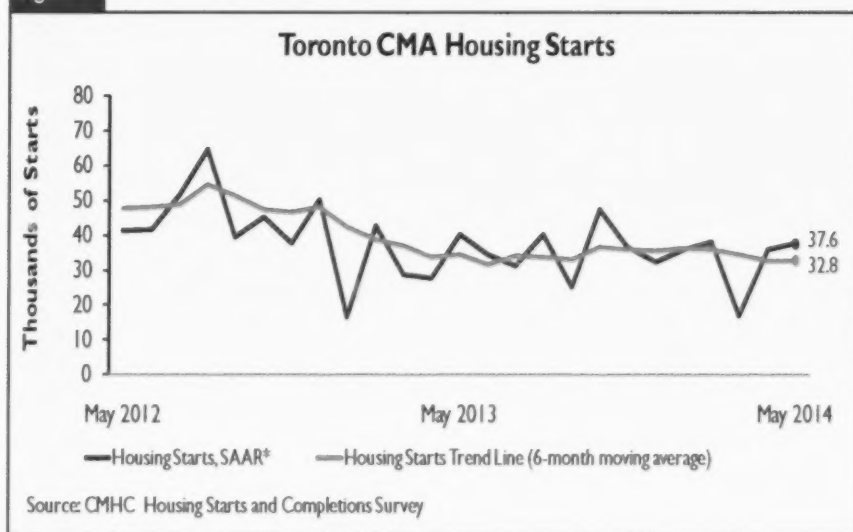
Highlights

- Total housing starts trended slightly higher in May.
- High rise starts were notably strong within York Region in May.
- Existing home sales continue to post healthy gains.

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Figure 1



* SAAR¹: Seasonally Adjusted Annual Rate.

¹ The seasonally adjusted annual rate (SAAR) is a monthly figure for starts adjusted to remove normal season variation and multiplied by 12 to reflect annual levels. By removing seasonal ups and downs, seasonal adjustment allows for a comparison from one season to the next and from one month to the next. Reporting monthly figures at annual rates indicates the annual level of starts that would be obtained if the monthly pace was maintained for 12 months. This facilitates comparison of the current pace of activity to annual forecasts as well as to historical annual levels.

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Housing Market Overview

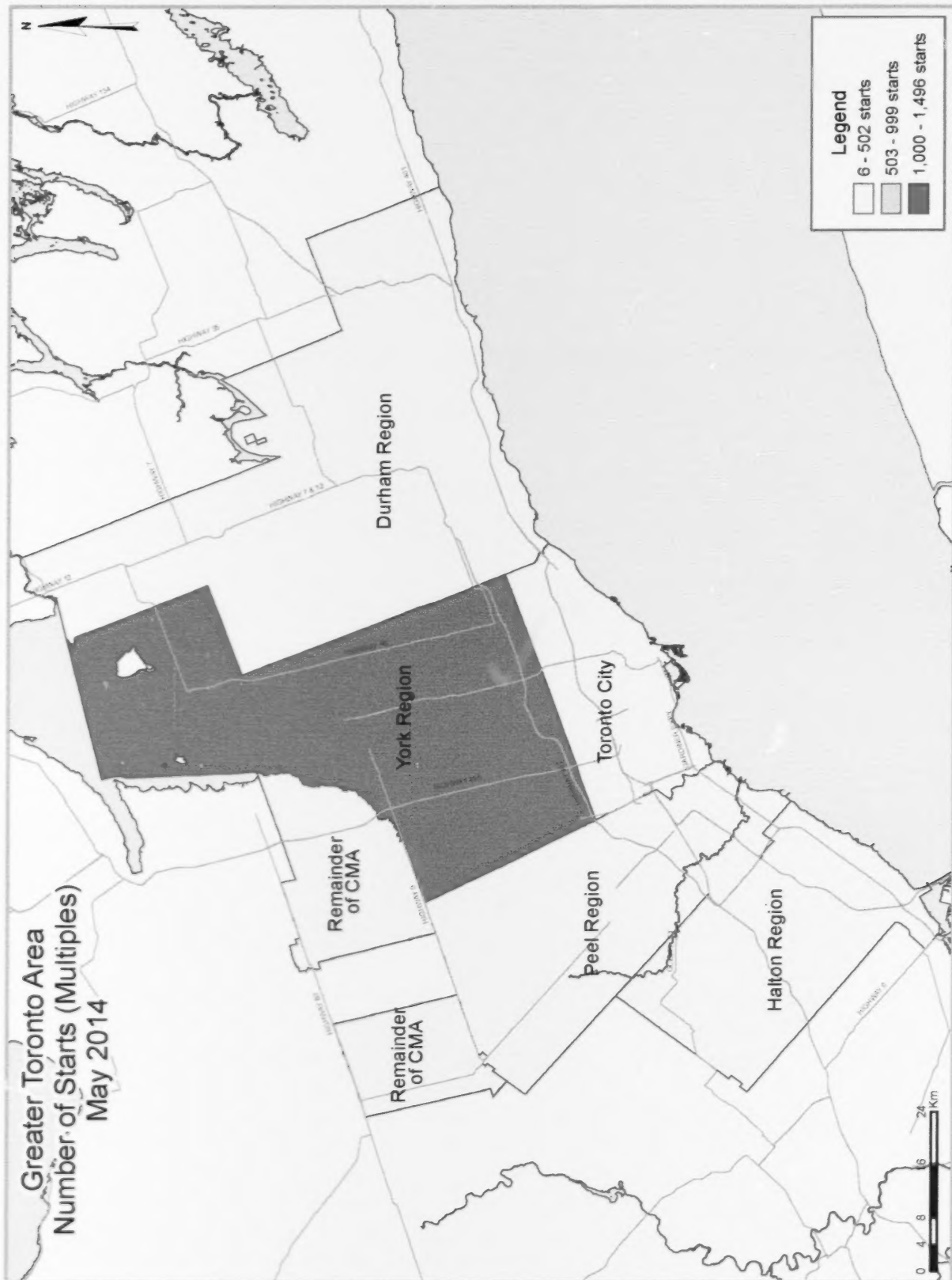
Housing starts in the Toronto Census Metropolitan Area (CMA) were trending slightly higher at 32,812 units in May compared to 32,680 in April. The trend is a six month moving average of the monthly seasonally adjusted annual rates (SAAR) of housing starts. Sales of single-detached homes began to strengthen in 2013 and some appear to have translated into starts by May 2014. However, fewer overall new home sales last year continued to drag down total starts activity so far this year. The declines continue to be more pronounced in the high rise category where the

drop-off in sales in 2012 is now translating into fewer starts.

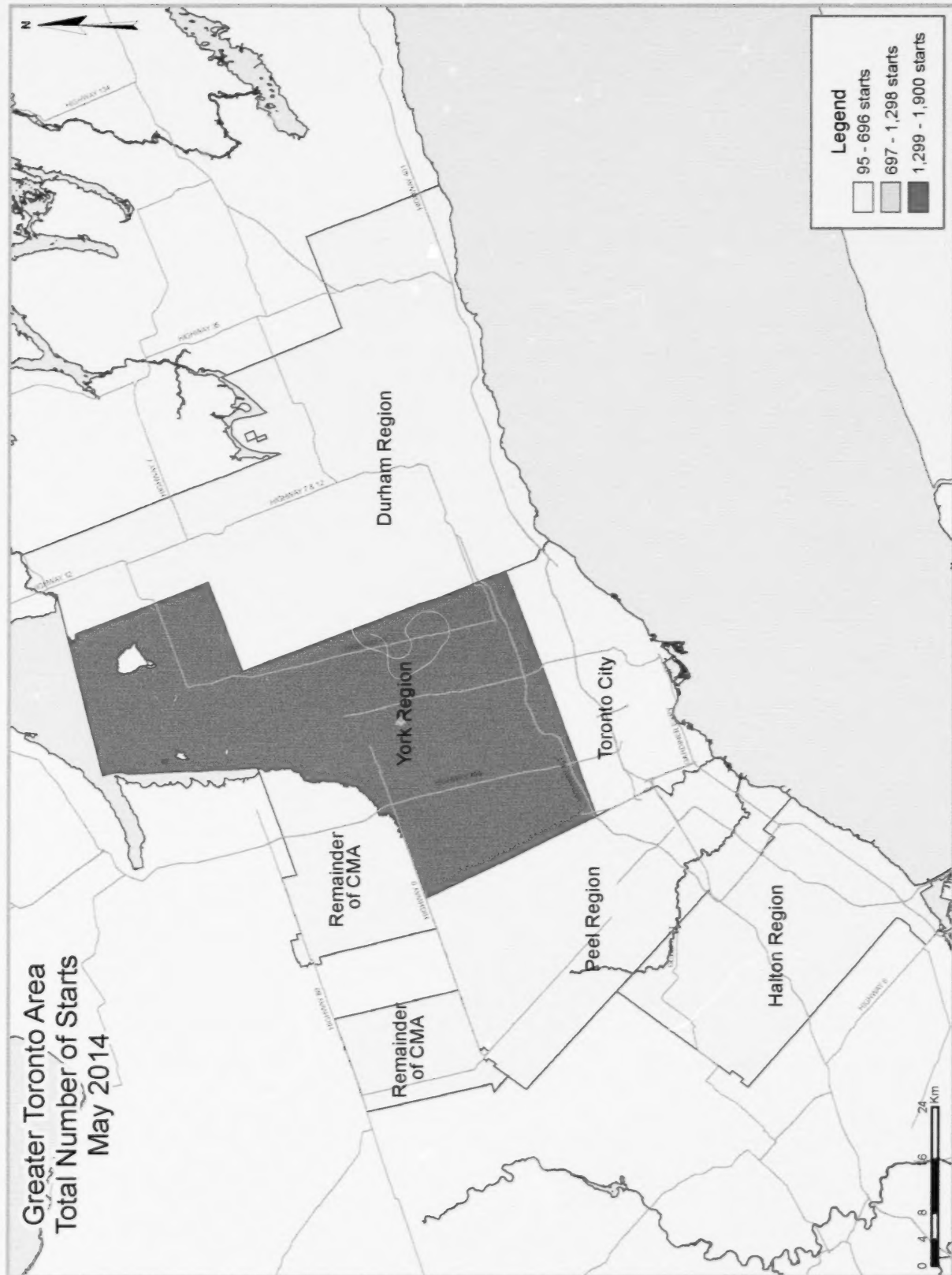
There was an increase in high rise starts in York Region during May, marking a deviation from the pattern of high rise activity being concentrated within the City of Toronto. York Region also recorded the highest number of single and semi-detached home starts, highlighting the growing popularity of neighbourhoods in Vaughan and Markham among home buyers looking for larger homes to raise their families.

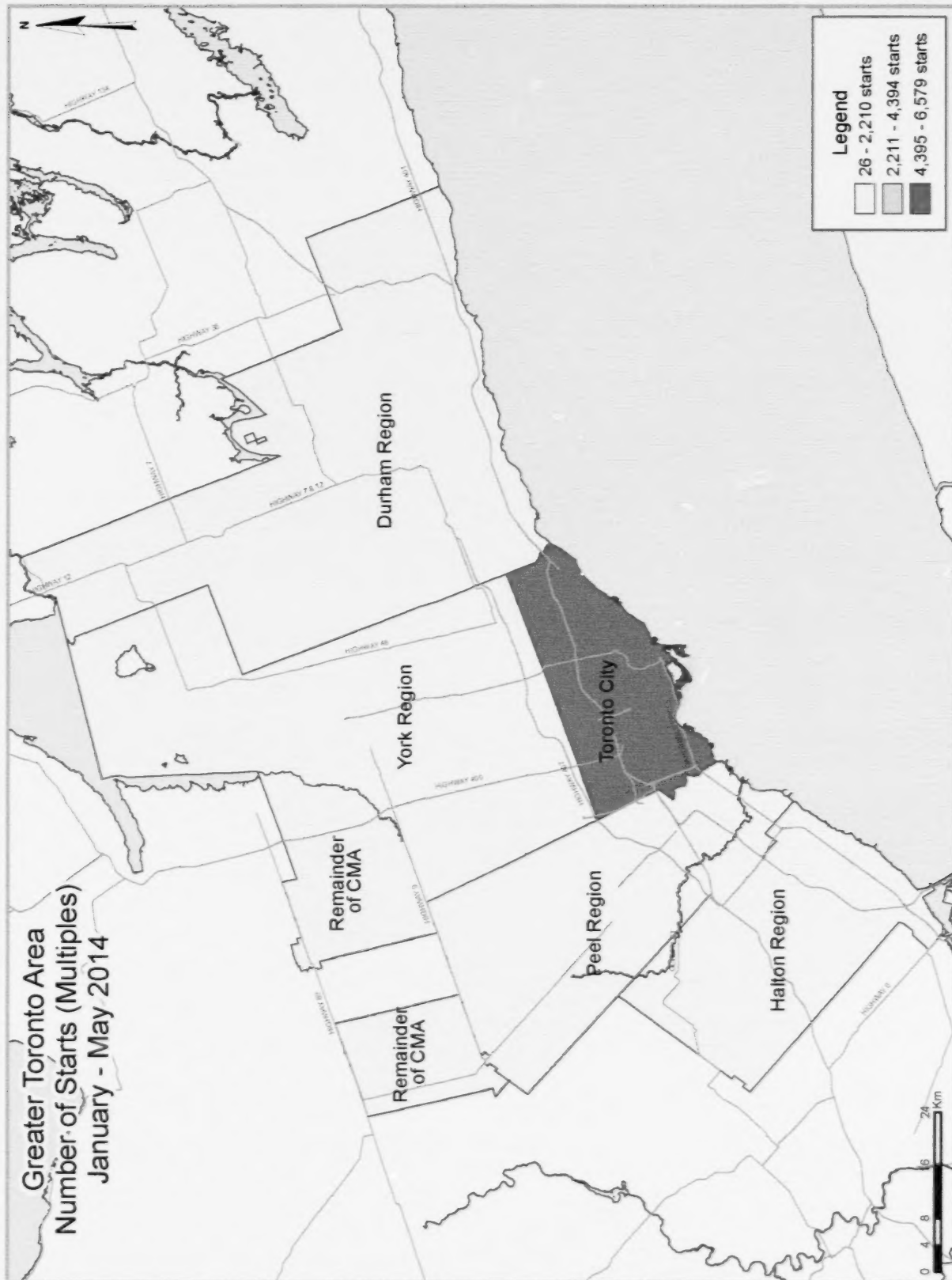
Sales of existing homes recorded a healthy increase of over 13 per cent

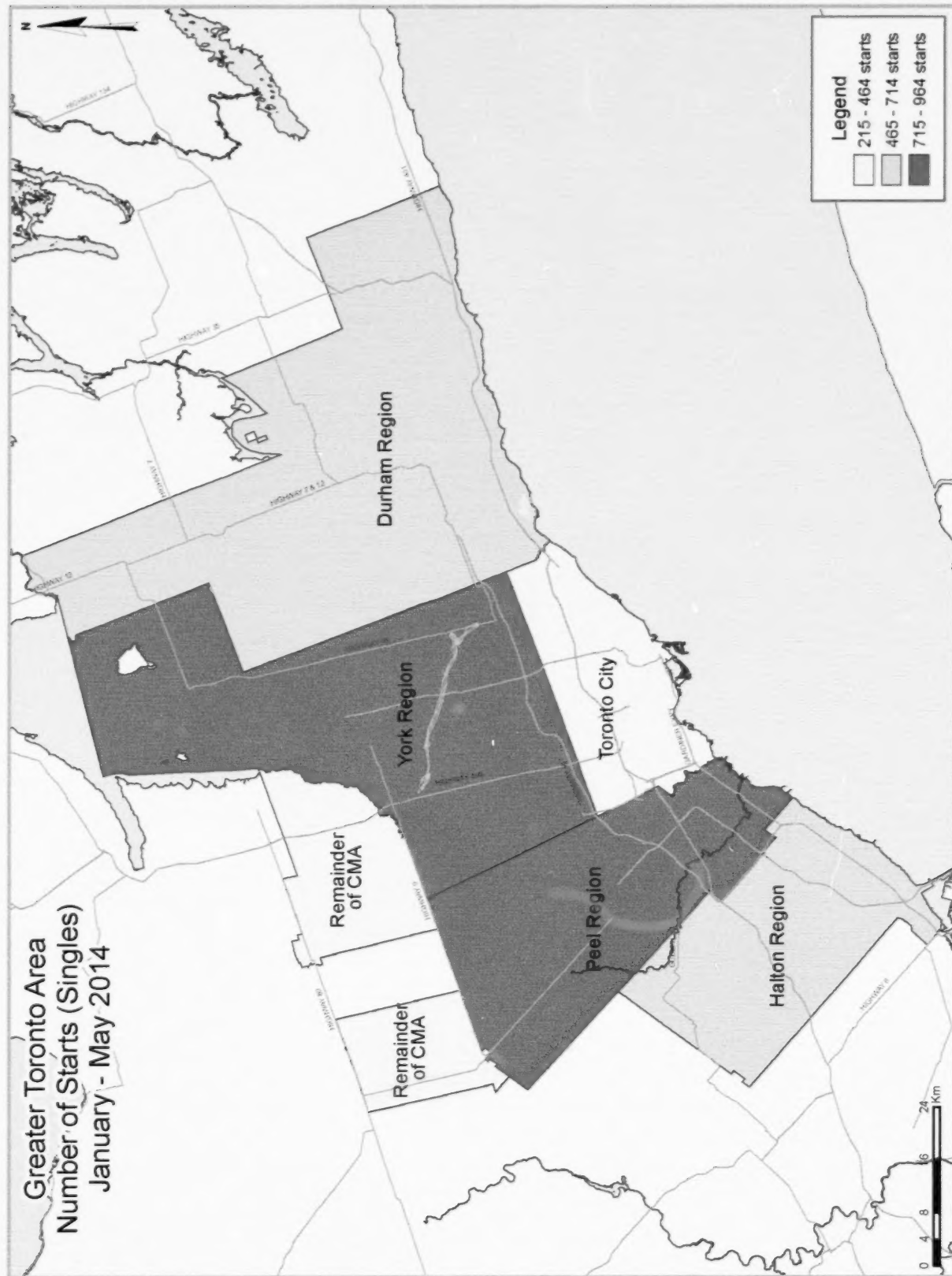
on a year over year basis in May. The long winter, which appeared to have kept many potential homebuyers indoors, had given way to warmer weather and more buyers had become active again. Following a slow start to the year and some pent up demand, seasonally adjusted sales have rebounded since February of 2014. Prevailing low mortgage rates and rising prices of new homes have also contributed to keeping sales of existing homes strong in May.

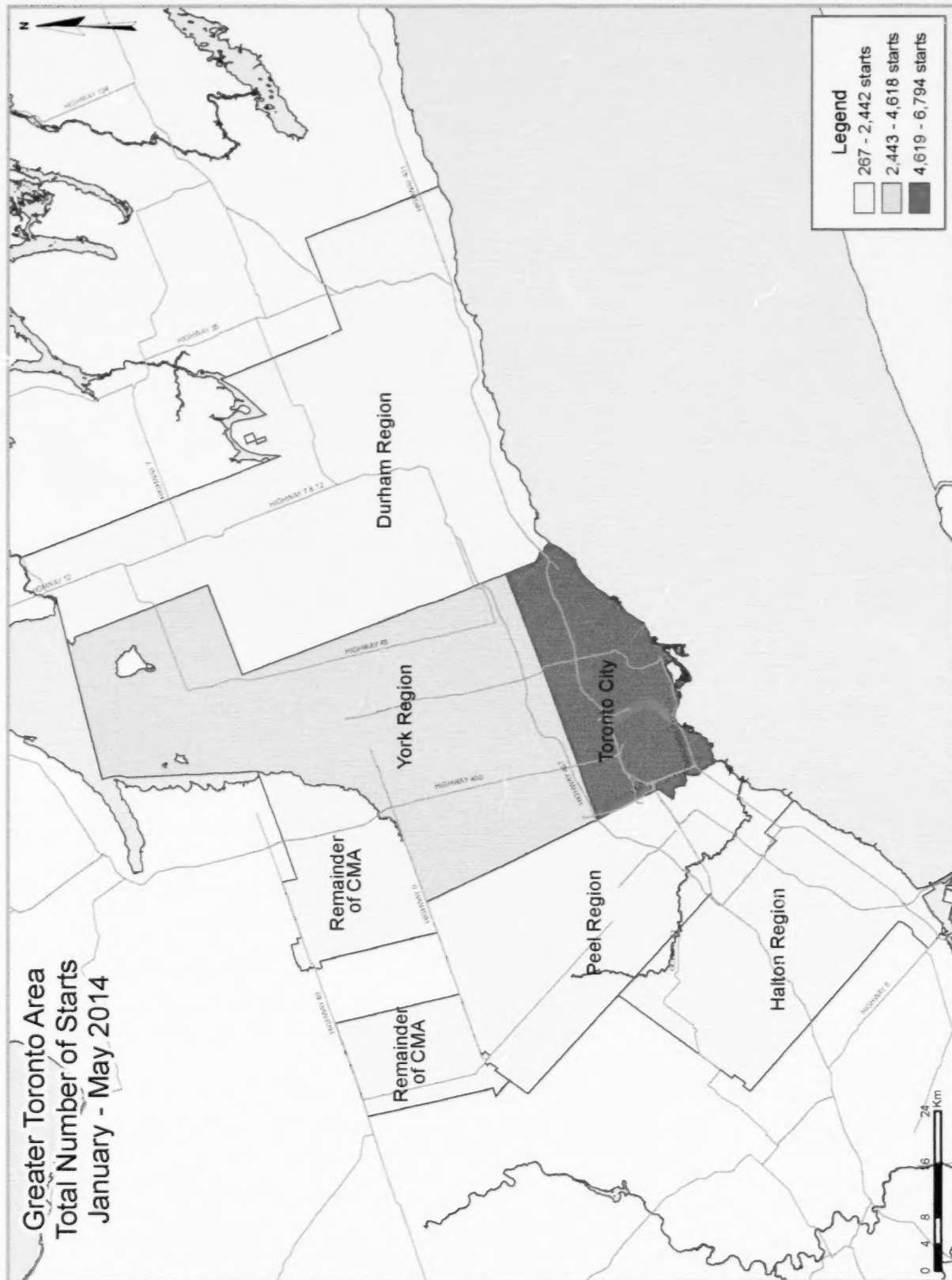


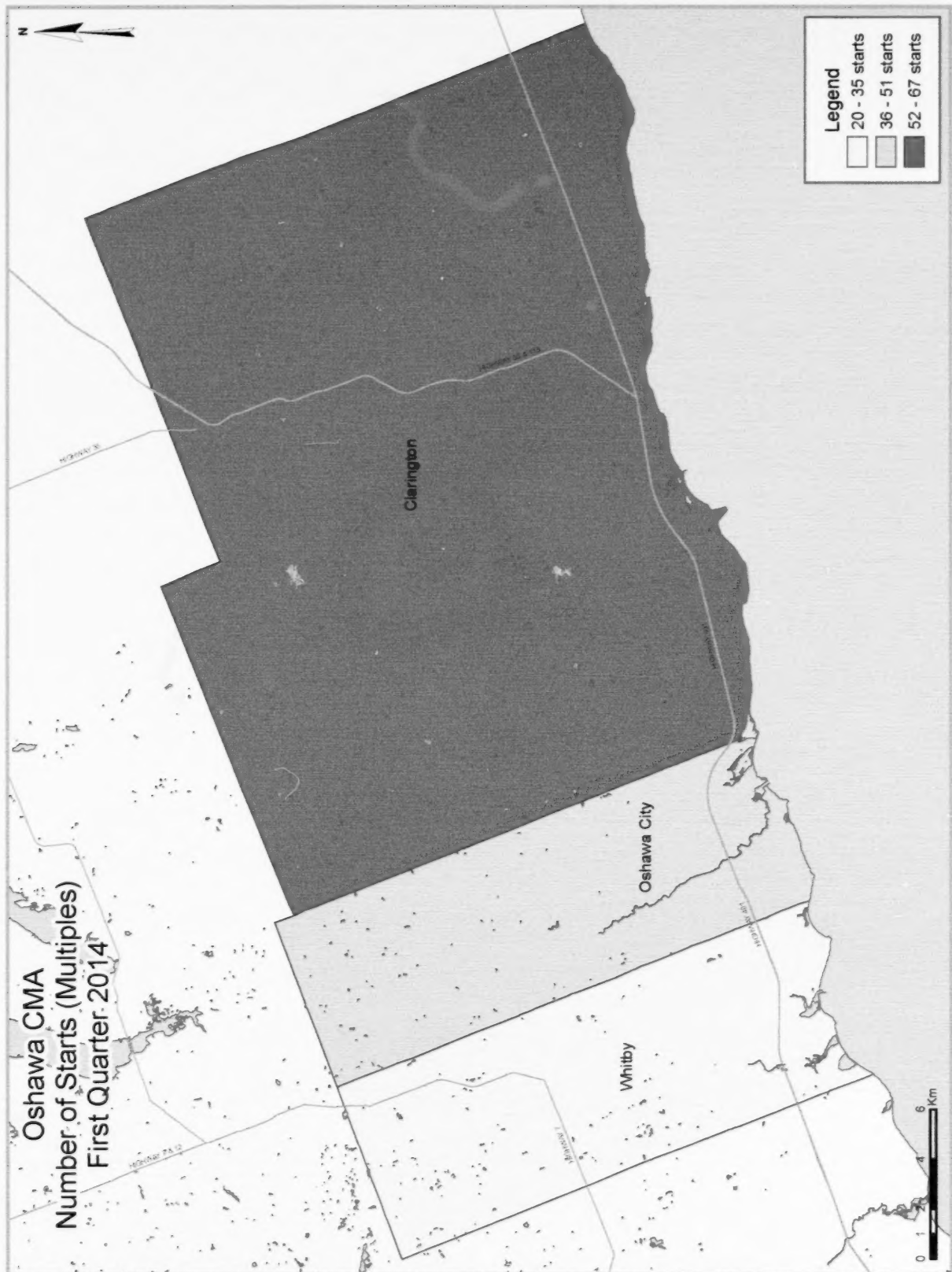


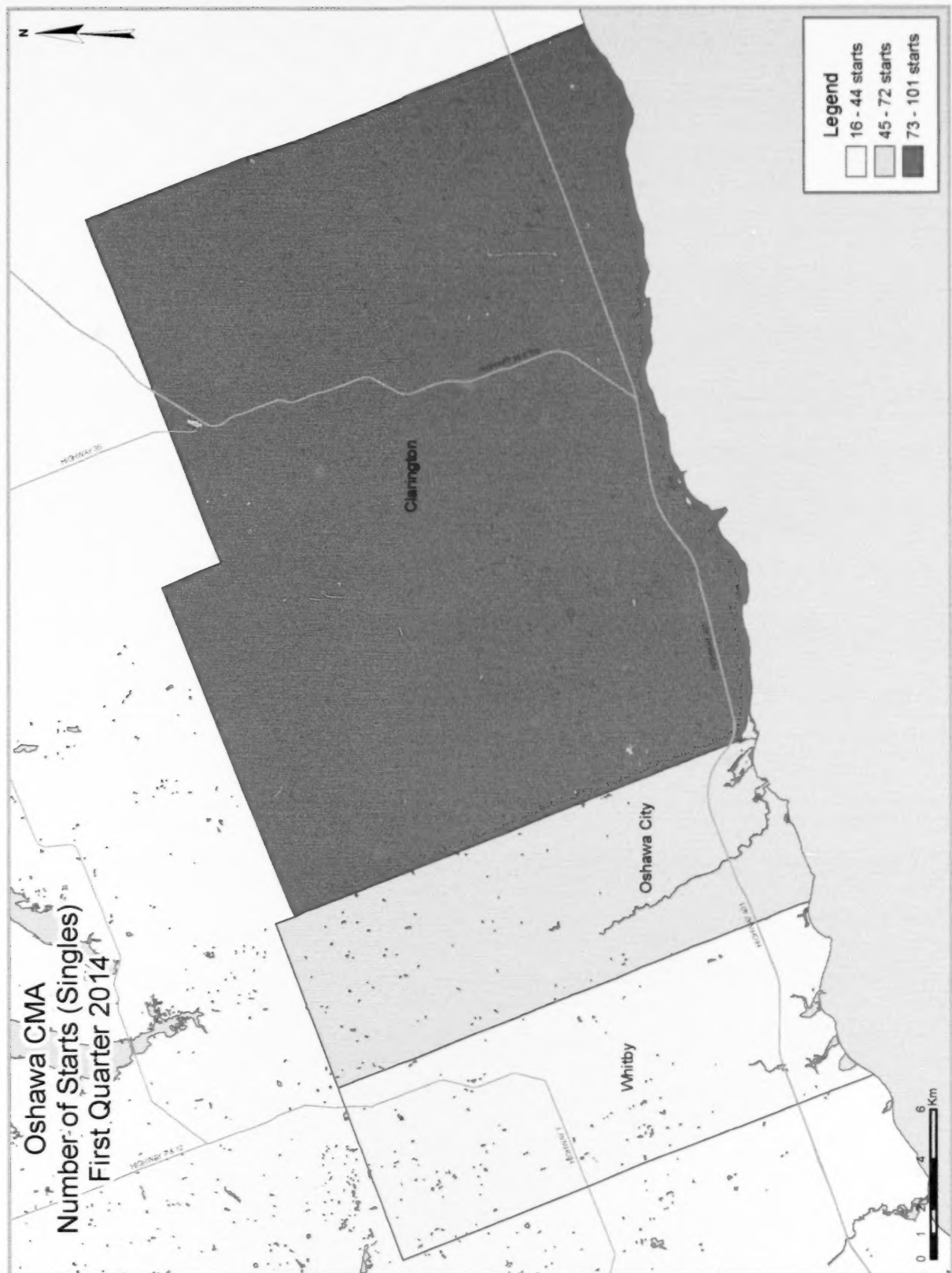


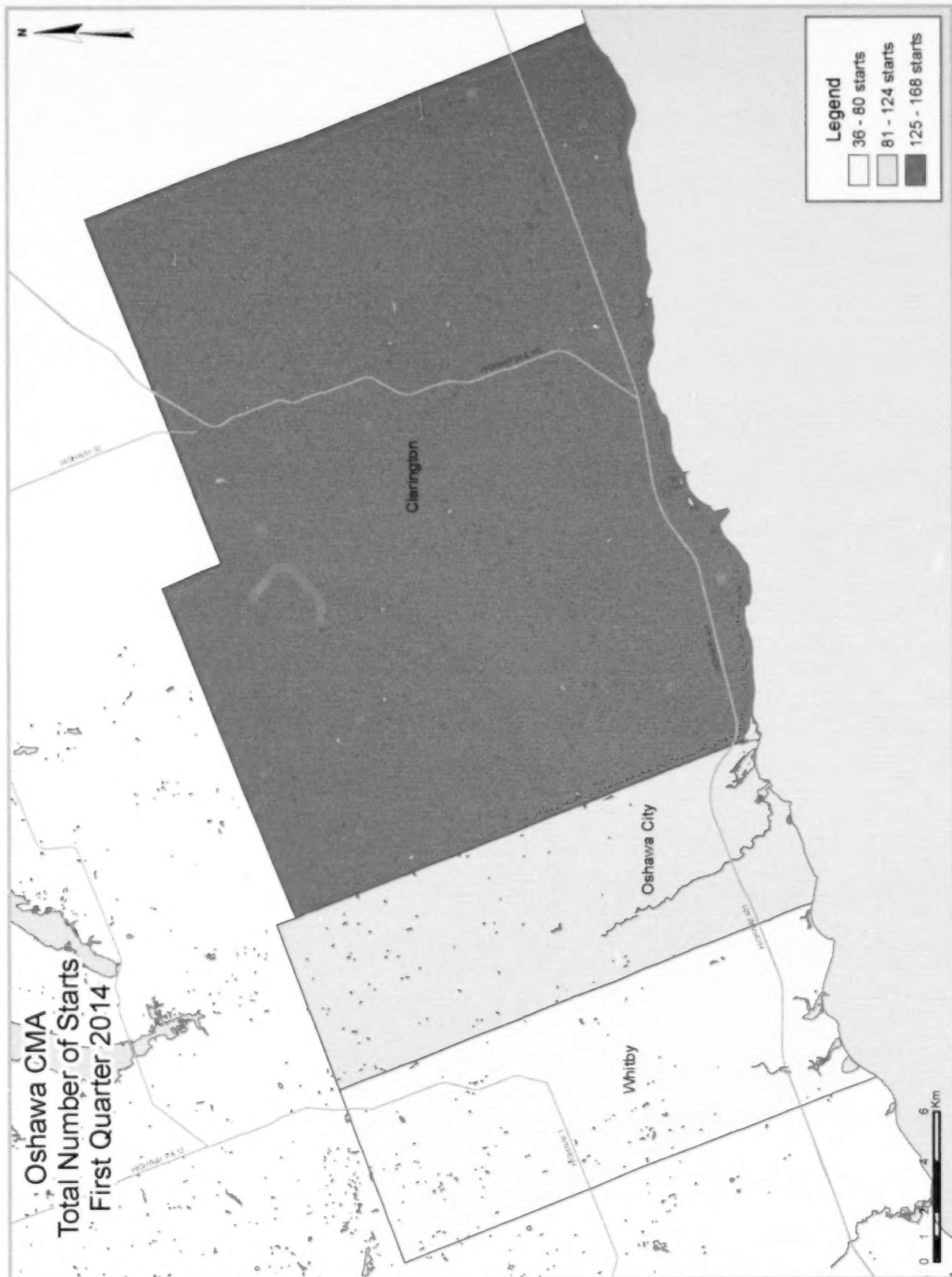


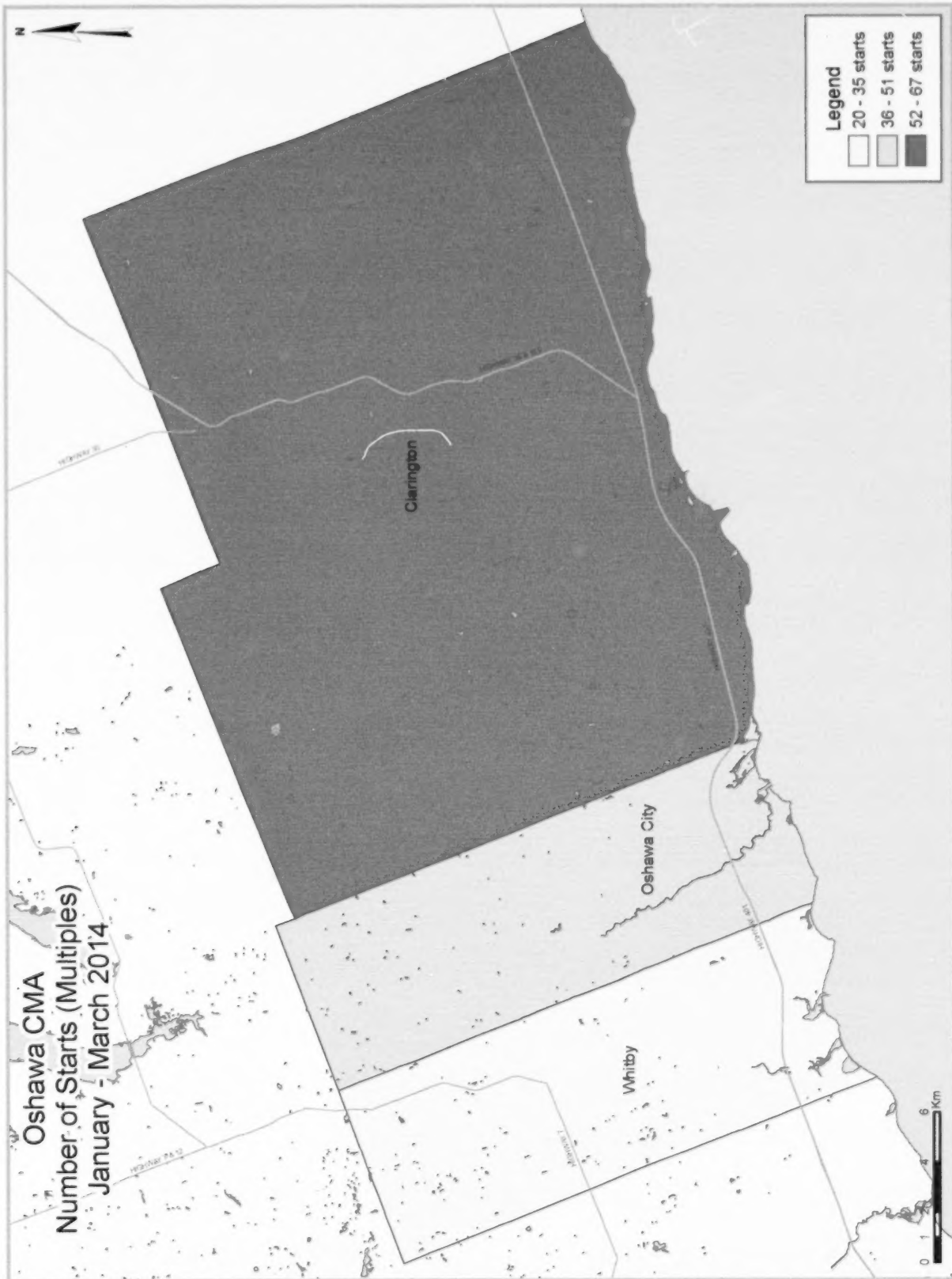


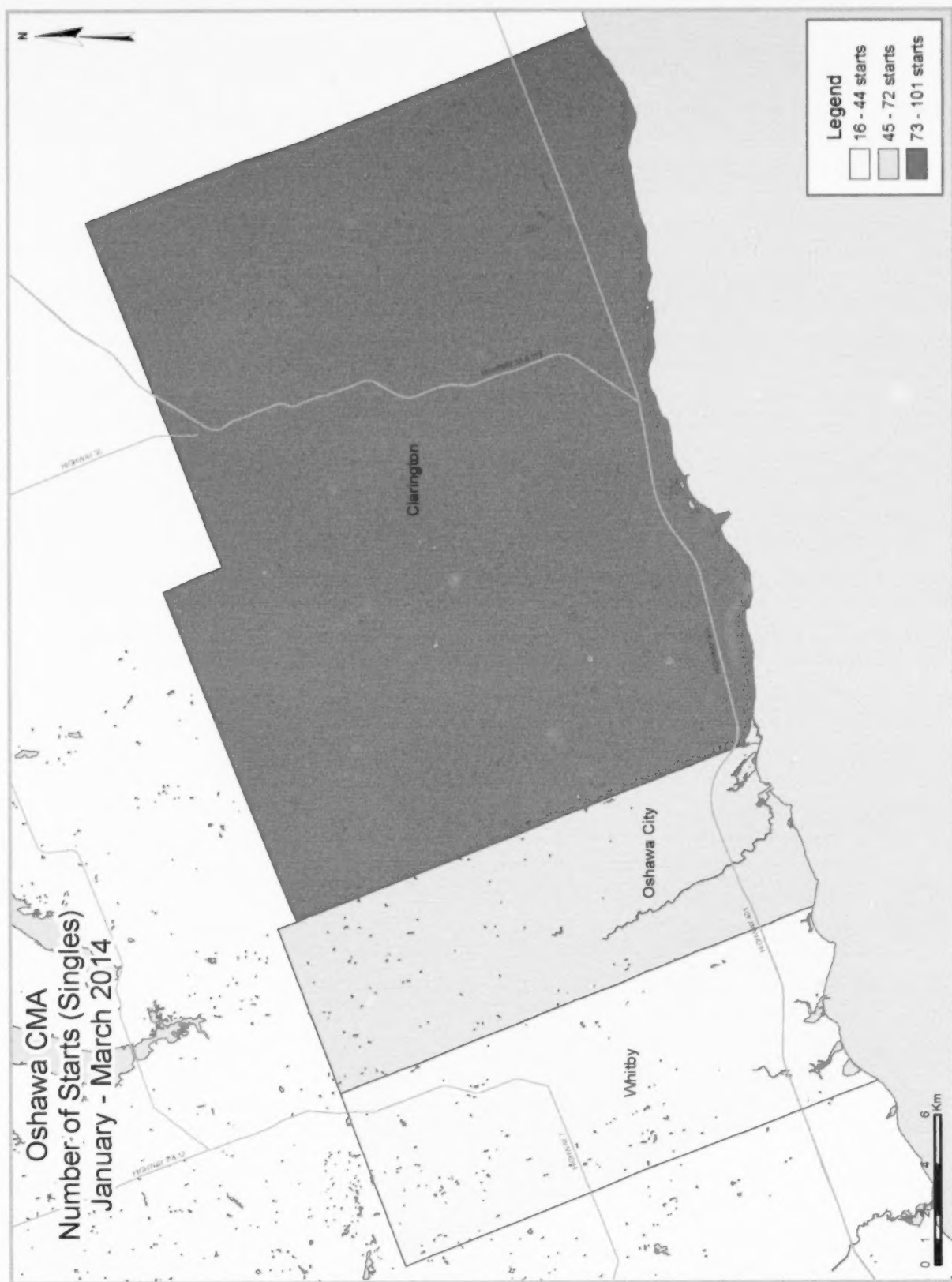


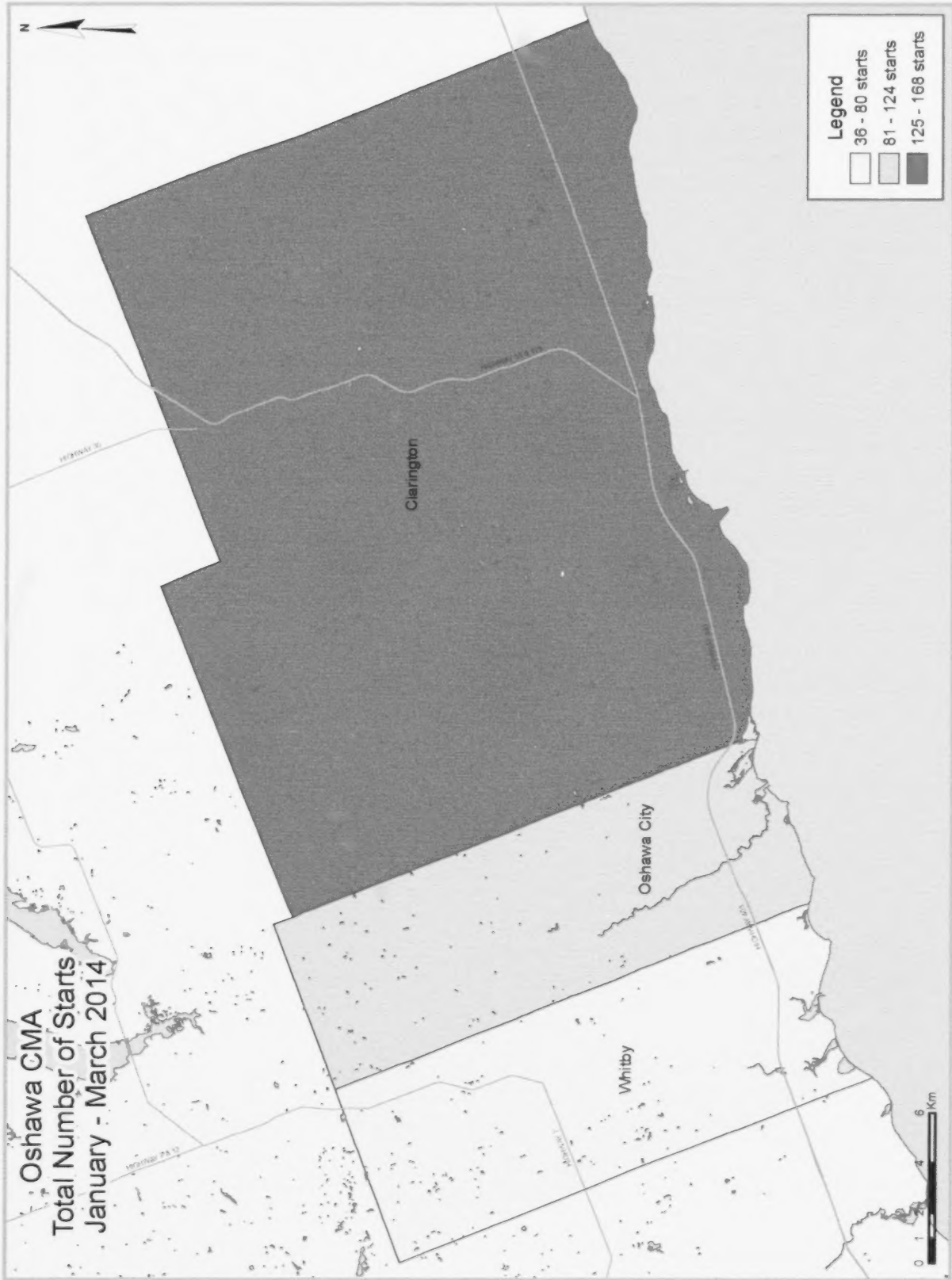












ZONE DESCRIPTIONS - GREATER TORONTO AREA

| | |
|----------------------|--|
| Toronto City | Toronto, East York, Etobicoke, North York, Scarborough, York |
| York Region | Aurora, East Gwillimbury, Georgina Township, King Township, Markham, Newmarket, Richmond Hill, Vaughan, Whitchurch-Stouffville |
| Peel Region | Brampton, Caledon, Mississauga |
| Halton Region | Burlington, Halton Hills, Milton, Oakville |
| Durham Region | Ajax, Brock, Clarington, Oshawa, Pickering, Scugog, Uxbridge, Whitby |

ZONE DESCRIPTIONS - TORONTO CMA

| | |
|-----------------------------|--|
| Toronto City | Toronto, East York, Etobicoke, North York, Scarborough, York |
| York Region | Aurora, East Gwillimbury, Georgina Township, King Township, Markham, Newmarket, Richmond Hill, Vaughan, Whitchurch-Stouffville |
| Peel Region | Brampton, Caledon, Mississauga |
| Halton Region (part) | Halton Hills, Milton, Oakville |
| Durham Region (part) | Ajax, Pickering, Uxbridge |
| Remainder of CMA | Bradford / West Gwillimbury, Town of Mono, New Tecumseth, Orangeville |

• ZONE DESCRIPTIONS - OSHAWA CMA

| |
|---------------------------|
| Whitby (Town) |
| Oshawa (City) |
| Clarington (Municipality) |

HOUSING NOW REPORT TABLES

Available in ALL reports:

- 1 Housing Starts (SAAR and Trend)
- 1.1 Housing Activity Summary of CMA
- 2 Starts by Submarket and by Dwelling Type – Current Month or Quarter
- 2.1 Starts by Submarket and by Dwelling Type – Year-to-Date
- 3 Completions by Submarket and by Dwelling Type – Current Month or Quarter
- 3.1 Completions by Submarket and by Dwelling Type – Year-to-Date
- 4 Absorbed Single-Detached Units by Price Range
- 5 MLS® Residential Activity
- 6 Economic Indicators

Available in SELECTED Reports:

- 1.3 History of Housing Activity (once a year)
- 2.2 Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
- 2.3 Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
- 2.4 Starts by Submarket and by Intended Market – Current Month or Quarter
- 2.5 Starts by Submarket and by Intended Market – Year-to-Date
- 3.2 Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
- 3.3 Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
- 3.4 Completions by Submarket and by Intended Market – Current Month or Quarter
- 3.5 Completions by Submarket and by Intended Market – Year-to-Date
- 4.1 Average Price (\$) of Absorbed Single-Detached Units

SYMBOLS

- n/a Not applicable
- * Totals may not add up due to co-operatives and unknown market types
- ** Percent change > 200%
- Nil
- Amount too small to be expressed
- SA Monthly figures are adjusted to remove normal seasonal variation

Table 1a: Housing Starts (SAAR and Trend)**May 2014**

| Toronto CMA¹ | April 2014 | May 2014 |
|----------------------------------|-------------------|-----------------|
| Trend ² | 32,680 | 32,814 |
| SAAR | 36,077 | 37,605 |
| | May 2013 | May 2014 |
| Actual | | |
| May - Single-Detached | 919 | 993 |
| May - Multiples | 2,439 | 2,188 |
| May - Total | 3,358 | 3,181 |
| January to May - Single-Detached | 3,606 | 2,944 |
| January to May - Multiples | 8,702 | 10,362 |
| January to May - Total | 12,308 | 13,306 |

Table 1b: Housing Starts (SAAR and Trend)**May 2014**

| Oshawa CMA¹ | April 2014 | May 2014 |
|----------------------------------|-------------------|-----------------|
| Trend ² | 1,473 | 1,549 |
| SAAR | 2,094 | 1,547 |
| | May 2013 | May 2014 |
| Actual | | |
| May - Single-Detached | 103 | 100 |
| May - Multiples | 35 | 58 |
| May - Total | 138 | 158 |
| January to May - Single-Detached | 357 | 351 |
| January to May - Multiples | 185 | 285 |
| January to May - Total | 542 | 636 |

Source: CMHC

¹ Census Metropolitan Area² The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1a: Housing Activity Summary of Toronto CMA

May 2014

| | Ownership | | | | | | Rental | | Total* |
|--------------------------|-----------|-------|----------------------|-------------|-----------------|-----------------|-----------------------------|-----------------|--------|
| | Freehold | | | Condominium | | | Single, Semi, and Row | Apt. & Other | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | | | |
| STARTS | | | | | | | | | |
| May 2014 | 983 | 260 | 387 | 10 | 75 | 1,449 | 0 | 17 | 3,181 |
| May 2013 | 916 | 192 | 480 | 3 | 48 | 1,494 | 0 | 225 | 3,358 |
| % Change | 7.3 | 35.4 | -19.4 | ** | 56.3 | -3.0 | n/a | -92.4 | -5.3 |
| Year-to-date 2014 | 2,930 | 660 | 1,474 | 14 | 223 | 7,589 | 0 | 416 | 13,306 |
| Year-to-date 2013 | 3,596 | 828 | 1,329 | 10 | 187 | 6,120 | 0 | 238 | 12,308 |
| % Change | -18.5 | -20.3 | 10.9 | 40.0 | 19.3 | 24.0 | n/a | 74.8 | 8.1 |
| UNDER CONSTRUCTION | | | | | | | | | |
| May 2014 | 7,153 | 1,480 | 3,366 | 27 | 800 | 55,333 | 22 | 1,984 | 70,165 |
| May 2013 | 8,134 | 1,976 | 3,765 | 25 | 851 | 48,368 | 8 | 2,159 | 65,287 |
| % Change | -12.1 | -25.1 | -10.6 | 8.0 | -6.0 | 14.4 | 175.0 | -8.1 | 7.5 |
| COMPLETIONS | | | | | | | | | |
| May 2014 | 843 | 250 | 260 | 4 | 56 | 1,485 | 0 | 1 | 2,899 |
| May 2013 | 739 | 164 | 346 | 7 | 72 | 2,099 | 14 | 483 | 3,924 |
| % Change | 14.1 | 52.4 | -24.9 | -42.9 | -22.2 | -29.3 | -100.0 | -99.8 | -26.1 |
| Year-to-date 2014 | 3,675 | 860 | 1,441 | 9 | 157 | 5,855 | 0 | 181 | 12,178 |
| Year-to-date 2013 | 3,906 | 845 | 1,426 | 22 | 367 | 8,300 | 14 | 1,386 | 16,266 |
| % Change | -5.9 | 1.8 | 1.1 | -59.1 | -57.2 | -29.5 | -100.0 | -86.9 | -25.1 |
| COMPLETED & NOT ABSORBED | | | | | | | | | |
| May 2014 | 184 | 19 | 93 | 2 | 14 | 1,001 | n/a | n/a | 1,313 |
| May 2013 | 166 | 19 | 100 | 0 | 8 | 1,132 | n/a | n/a | 1,425 |
| % Change | 10.8 | 0.0 | -7.0 | n/a | 75.0 | -11.6 | n/a | n/a | -7.9 |
| ABSORBED | | | | | | | | | |
| May 2014 | 846 | 248 | 255 | 4 | 60 | 1,416 | n/a | n/a | 2,829 |
| May 2013 | 763 | 164 | 357 | 6 | 72 | 1,987 | n/a | n/a | 3,349 |
| % Change | 10.9 | 51.2 | -28.6 | -33.3 | -16.7 | -28.7 | n/a | n/a | -15.5 |
| Year-to-date 2014 | 3,665 | 857 | 1,442 | 8 | 160 | 5,837 | n/a | n/a | 11,969 |
| Year-to-date 2013 | 3,879 | 844 | 1,397 | 21 | 370 | 8,077 | n/a | n/a | 14,588 |
| % Change | -5.5 | 1.5 | 3.2 | -61.9 | -56.8 | -27.7 | n/a | n/a | -18.0 |

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1b: Housing Activity Summary of Oshawa CMA

May 2014

| | Ownership | | | | | | Rental | | Total* |
|--------------------------|-----------|--------|----------------------|-------------|-----------------|-----------------|-----------------------------|-----------------|--------|
| | Freehold | | | Condominium | | | Single, Semi, and Row | Apt. & Other | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | | | |
| STARTS | | | | | | | | | |
| May 2014 | 100 | 0 | 39 | 0 | 19 | 0 | 0 | 0 | 158 |
| May 2013 | 101 | 16 | 19 | 0 | 0 | 0 | 2 | 0 | 138 |
| % Change | -1.0 | -100.0 | 105.3 | n/a | n/a | n/a | -100.0 | n/a | 14.5 |
| Year-to-date 2014 | 351 | 30 | 126 | 0 | 33 | 0 | 0 | 96 | 636 |
| Year-to-date 2013 | 355 | 48 | 41 | 0 | 21 | 0 | 29 | 48 | 542 |
| % Change | -1.1 | -37.5 | ** | n/a | 57.1 | n/a | -100.0 | 100.0 | 17.3 |
| UNDER CONSTRUCTION | | | | | | | | | |
| May 2014 | 540 | 40 | 169 | 0 | 39 | 0 | 2 | 441 | 1,231 |
| May 2013 | 619 | 72 | 77 | 0 | 85 | 160 | 39 | 202 | 1,254 |
| % Change | -12.8 | -44.4 | 119.5 | n/a | -54.1 | -100.0 | -94.9 | 118.3 | -1.8 |
| COMPLETIONS | | | | | | | | | |
| May 2014 | 79 | 0 | 18 | 0 | 0 | 0 | 0 | 2 | 99 |
| May 2013 | 94 | 2 | 6 | 0 | 29 | 0 | 0 | 0 | 131 |
| % Change | -16.0 | -100.0 | 200.0 | n/a | -100.0 | n/a | n/a | n/a | -24.4 |
| Year-to-date 2014 | 297 | 8 | 43 | 0 | 35 | 0 | 0 | 9 | 392 |
| Year-to-date 2013 | 376 | 20 | 54 | 0 | 93 | 30 | 1 | 0 | 574 |
| % Change | -21.0 | -60.0 | -20.4 | n/a | -62.4 | -100.0 | -100.0 | n/a | -31.7 |
| COMPLETED & NOT ABSORBED | | | | | | | | | |
| May 2014 | 27 | 0 | 0 | 0 | 2 | 0 | n/a | n/a | 29 |
| May 2013 | 7 | 0 | 1 | 0 | 0 | 9 | n/a | n/a | 17 |
| % Change | ** | n/a | -100.0 | n/a | n/a | -100.0 | n/a | n/a | 70.6 |
| ABSORBED | | | | | | | | | |
| May 2014 | 76 | 0 | 18 | 0 | 0 | 0 | n/a | n/a | 94 |
| May 2013 | 95 | 2 | 6 | 0 | 29 | 0 | n/a | n/a | 132 |
| % Change | -20.0 | -100.0 | 200.0 | n/a | -100.0 | n/a | n/a | n/a | -28.8 |
| Year-to-date 2014 | 298 | 8 | 44 | 0 | 33 | 0 | n/a | n/a | 383 |
| Year-to-date 2013 | 379 | 20 | 53 | 0 | 95 | 30 | n/a | n/a | 577 |
| % Change | -21.4 | -60.0 | -17.0 | n/a | -65.3 | -100.0 | n/a | n/a | -33.6 |

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1c: Housing Activity Summary of Greater Toronto Area

May 2014

| | Ownership | | | | | | Rental | | Total* |
|--------------------------|-----------|-------|----------------------|-------------|-----------------|-----------------|-----------------------------|-----------------|--------|
| | Freehold | | | Condominium | | | Single, Semi, and Row | Apt. & Other | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | | | |
| STARTS | | | | | | | | | |
| May 2014 | 1,010 | 254 | 426 | 1 | 94 | 1,527 | 0 | 17 | 3,329 |
| May 2013 | 980 | 208 | 426 | 0 | 56 | 1,494 | 2 | 225 | 3,391 |
| % Change | 3.1 | 22.1 | 0.0 | n/a | 67.9 | 2.2 | -100.0 | -92.4 | -1.8 |
| Year-to-date 2014 | 3,077 | 680 | 1,584 | 2 | 265 | 7,667 | 0 | 512 | 13,787 |
| Year-to-date 2013 | 3,746 | 870 | 1,287 | 0 | 274 | 6,352 | 29 | 441 | 12,999 |
| % Change | -17.9 | -21.8 | 23.1 | n/a | -3.3 | 20.7 | -100.0 | 16.1 | 6.1 |
| UNDER CONSTRUCTION | | | | | | | | | |
| May 2014 | 7,378 | 1,484 | 3,367 | 12 | 872 | 55,647 | 24 | 2,732 | 71,516 |
| May 2013 | 8,512 | 2,016 | 3,705 | 10 | 1,036 | 49,066 | 47 | 2,516 | 66,909 |
| % Change | -13.3 | -26.4 | -9.1 | 20.0 | -15.8 | 13.4 | -48.9 | 8.6 | 6.9 |
| COMPLETIONS | | | | | | | | | |
| May 2014 | 865 | 240 | 251 | 0 | 48 | 1,695 | 0 | 3 | 3,102 |
| May 2013 | 803 | 152 | 352 | 0 | 101 | 2,099 | 14 | 483 | 4,004 |
| % Change | 7.7 | 57.9 | -28.7 | n/a | -52.5 | -19.2 | -100.0 | -99.4 | -22.5 |
| Year-to-date 2014 | 3,745 | 840 | 1,455 | 0 | 212 | 6,065 | 0 | 190 | 12,507 |
| Year-to-date 2013 | 4,071 | 825 | 1,473 | 3 | 456 | 8,516 | 15 | 1,386 | 16,745 |
| % Change | -8.0 | 1.8 | -1.2 | -100.0 | -53.5 | -28.8 | -100.0 | -86.3 | -25.3 |
| COMPLETED & NOT ABSORBED | | | | | | | | | |
| May 2014 | 218 | 15 | 63 | 0 | 16 | 993 | n/a | n/a | 1,305 |
| May 2013 | 189 | 17 | 85 | 0 | 8 | 1,149 | n/a | n/a | 1,448 |
| % Change | 15.3 | -11.8 | -25.9 | n/a | 100.0 | -13.6 | n/a | n/a | -9.9 |
| ABSORBED | | | | | | | | | |
| May 2014 | 863 | 240 | 260 | 0 | 52 | 1,616 | n/a | n/a | 3,031 |
| May 2013 | 819 | 152 | 363 | 0 | 101 | 1,987 | n/a | n/a | 3,422 |
| % Change | 5.4 | 57.9 | -28.4 | n/a | -48.5 | -18.7 | n/a | n/a | -11.4 |
| Year-to-date 2014 | 3,724 | 839 | 1,471 | 0 | 215 | 6,037 | n/a | n/a | 12,286 |
| Year-to-date 2013 | 4,032 | 824 | 1,443 | 3 | 461 | 8,285 | n/a | n/a | 15,048 |
| % Change | -7.6 | 1.8 | 1.9 | -100.0 | -53.4 | -27.1 | n/a | n/a | -18.4 |

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
May 2014

| | Ownership | | | | | | Rental | | Total ¹⁶ |
|----------------------|-----------|------|-------------------|-------------|--------------|--------------|-----------------------|--------------|---------------------|
| | Freehold | | | Condominium | | | | | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | Single, Semi, and Row | Apt. & Other | |
| STARTS | | | | | | | | | |
| Toronto City | | | | | | | | | |
| May 2014 | 80 | 30 | 77 | 1 | 10 | 241 | 0 | 15 | 454 |
| May 2013 | 146 | 48 | 92 | 0 | 32 | 1,380 | 0 | 0 | 1,698 |
| York Region | | | | | | | | | |
| May 2014 | 404 | 112 | 174 | 0 | 0 | 1,208 | 0 | 2 | 1,900 |
| May 2013 | 365 | 68 | 50 | 0 | 0 | 0 | 0 | 0 | 483 |
| Peel Region | | | | | | | | | |
| May 2014 | 222 | 102 | 76 | 0 | 65 | 0 | 0 | 0 | 465 |
| May 2013 | 302 | 76 | 168 | 0 | 0 | 0 | 0 | 225 | 771 |
| Halton Region | | | | | | | | | |
| May 2014 | 142 | 2 | 37 | 0 | 0 | 78 | 0 | 0 | 259 |
| May 2013 | 22 | 0 | 97 | 0 | 24 | 114 | 0 | 0 | 257 |
| Durham Region | | | | | | | | | |
| May 2014 | 162 | 8 | 62 | 0 | 19 | 0 | 0 | 0 | 251 |
| May 2013 | 145 | 16 | 19 | 0 | 0 | 0 | 2 | 0 | 182 |
| Toronto CMA | | | | | | | | | |
| May 2014 | 983 | 260 | 387 | 10 | 75 | 1,449 | 0 | 17 | 3,181 |
| May 2013 | 916 | 192 | 480 | 3 | 48 | 1,494 | 0 | 225 | 3,358 |
| Oshawa CMA | | | | | | | | | |
| May 2014 | 100 | 0 | 39 | 0 | 19 | 0 | 0 | 0 | 158 |
| May 2013 | 101 | 16 | 19 | 0 | 0 | 0 | 2 | 0 | 138 |
| Greater Toronto Area | | | | | | | | | |
| May 2014 | 1,010 | 254 | 426 | 1 | 94 | 1,527 | 0 | 17 | 3,329 |
| May 2013 | 980 | 208 | 426 | 0 | 56 | 1,494 | 2 | 225 | 3,391 |

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
May 2014

| | Ownership | | | | | | Rental | | Total ^{1*} |
|----------------------|-----------|-------|----------------------|-------------|-----------------|-----------------|-----------------------------|-----------------|---------------------|
| | Freehold | | | Condominium | | | Single, Semi, and Row | Apt. & Other | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | | | |
| UNDER CONSTRUCTION | | | | | | | | | |
| Toronto City | | | | | | | | | |
| May 2014 | 1,302 | 228 | 556 | 10 | 343 | 44,733 | 10 | 1,883 | 49,065 |
| May 2013 | 1,336 | 204 | 605 | 0 | 267 | 39,386 | 0 | 1,822 | 43,620 |
| York Region | | | | | | | | | |
| May 2014 | 2,053 | 316 | 1,073 | 1 | 44 | 6,918 | 0 | 101 | 10,506 |
| May 2013 | 2,200 | 400 | 1,134 | 1 | 83 | 5,710 | 0 | 112 | 9,640 |
| Peel Region | | | | | | | | | |
| May 2014 | 2,082 | 812 | 778 | 1 | 238 | 2,569 | 12 | 0 | 6,492 |
| May 2013 | 3,319 | 1,106 | 630 | 9 | 166 | 2,245 | 8 | 225 | 7,709 |
| Halton Region | | | | | | | | | |
| May 2014 | 841 | 28 | 590 | 0 | 173 | 1,427 | 0 | 307 | 3,366 |
| May 2013 | 687 | 196 | 1,037 | 0 | 375 | 1,565 | 0 | 155 | 4,015 |
| Durham Region | | | | | | | | | |
| May 2014 | 1,100 | 100 | 370 | 0 | 74 | 0 | 2 | 441 | 2,087 |
| May 2013 | 970 | 110 | 299 | 0 | 145 | 160 | 39 | 202 | 1,925 |
| Toronto CMA | | | | | | | | | |
| May 2014 | 7,153 | 1,480 | 3,366 | 27 | 800 | 55,333 | 22 | 1,984 | 70,165 |
| May 2013 | 8,134 | 1,976 | 3,765 | 25 | 851 | 48,368 | 8 | 2,159 | 65,287 |
| Oshawa CMA | | | | | | | | | |
| May 2014 | 540 | 40 | 169 | 0 | 39 | 0 | 2 | 441 | 1,231 |
| May 2013 | 619 | 72 | 77 | 0 | 85 | 160 | 39 | 202 | 1,254 |
| Greater Toronto Area | | | | | | | | | |
| May 2014 | 7,378 | 1,484 | 3,367 | 12 | 872 | 55,647 | 24 | 2,732 | 71,516 |
| May 2013 | 8,512 | 2,016 | 3,705 | 10 | 1,036 | 49,066 | 47 | 2,516 | 66,909 |

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
May 2014

| | Ownership | | | | | | Rental | | Total* |
|----------------------|-----------|------|----------------------|-------------|-----------------|-----------------|-----------------------------|-----------------|--------|
| | Freehold | | | Condominium | | | Single, Semi, and Row | Apt. & Other | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | | | |
| COMPLETIONS | | | | | | | | | |
| Toronto City | | | | | | | | | |
| May 2014 | 126 | 8 | 3 | 0 | 10 | 796 | 0 | 0 | 943 |
| May 2013 | 81 | 4 | 38 | 0 | 0 | 1,160 | 14 | 93 | 1,390 |
| York Region | | | | | | | | | |
| May 2014 | 267 | 56 | 92 | 0 | 13 | 584 | 0 | 1 | 1,013 |
| May 2013 | 183 | 42 | 124 | 0 | 0 | 305 | 0 | 140 | 794 |
| Peel Region | | | | | | | | | |
| May 2014 | 251 | 170 | 105 | 0 | 21 | 0 | 0 | 0 | 547 |
| May 2013 | 228 | 78 | 115 | 0 | 0 | 586 | 0 | 250 | 1,257 |
| Halton Region | | | | | | | | | |
| May 2014 | 75 | 6 | 33 | 0 | 4 | 315 | 0 | 0 | 433 |
| May 2013 | 161 | 26 | 6 | 0 | 51 | 48 | 0 | 0 | 292 |
| Durham Region | | | | | | | | | |
| May 2014 | 146 | 0 | 18 | 0 | 0 | 0 | 0 | 2 | 166 |
| May 2013 | 150 | 2 | 69 | 0 | 50 | 0 | 0 | 0 | 271 |
| Toronto CMA | | | | | | | | | |
| May 2014 | 843 | 250 | 260 | 4 | 56 | 1,485 | 0 | 1 | 2,899 |
| May 2013 | 739 | 164 | 346 | 7 | 72 | 2,099 | 14 | 483 | 3,924 |
| Oshawa CMA | | | | | | | | | |
| May 2014 | 79 | 0 | 18 | 0 | 0 | 0 | 0 | 2 | 99 |
| May 2013 | 94 | 2 | 6 | 0 | 29 | 0 | 0 | 0 | 131 |
| Greater Toronto Area | | | | | | | | | |
| May 2014 | 865 | 240 | 251 | 0 | 48 | 1,695 | 0 | 3 | 3,102 |
| May 2013 | 803 | 152 | 352 | 0 | 101 | 2,099 | 14 | 483 | 4,004 |

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
May 2014

| | Ownership | | | | | | Rental | | Total* |
|--------------------------|-----------|------|----------------------|-------------|-----------------|-----------------|-----------------------------|-----------------|--------|
| | Freehold | | | Condominium | | | Single, Semi, and Row | Apt. & Other | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | | | |
| COMPLETED & NOT ABSORBED | | | | | | | | | |
| Toronto City | | | | | | | | | |
| May 2014 | 114 | 5 | 42 | 0 | 7 | 898 | n/a | n/a | 1,066 |
| May 2013 | 91 | 7 | 35 | 0 | 6 | 992 | n/a | n/a | 1,131 |
| York Region | | | | | | | | | |
| May 2014 | 36 | 6 | 21 | 0 | 5 | 81 | n/a | n/a | 149 |
| May 2013 | 21 | 6 | 30 | 0 | 0 | 48 | n/a | n/a | 105 |
| Peel Region | | | | | | | | | |
| May 2014 | 8 | 2 | 0 | 0 | 2 | 0 | n/a | n/a | 12 |
| May 2013 | 21 | 4 | 19 | 0 | 2 | 59 | n/a | n/a | 105 |
| Halton Region | | | | | | | | | |
| May 2014 | 22 | 2 | 0 | 0 | 0 | 14 | n/a | n/a | 38 |
| May 2013 | 27 | 0 | 0 | 0 | 0 | 32 | n/a | n/a | 59 |
| Durham Region | | | | | | | | | |
| May 2014 | 38 | 0 | 0 | 0 | 2 | 0 | n/a | n/a | 40 |
| May 2013 | 29 | 0 | 1 | 0 | 0 | 18 | n/a | n/a | 48 |
| Toronto CMA | | | | | | | | | |
| May 2014 | 184 | 19 | 93 | 2 | 14 | 1,001 | n/a | n/a | 1,313 |
| May 2013 | 166 | 19 | 100 | 0 | 8 | 1,132 | n/a | n/a | 1,425 |
| Oshawa CMA | | | | | | | | | |
| May 2014 | 27 | 0 | 0 | 0 | 2 | 0 | n/a | n/a | 29 |
| May 2013 | 7 | 0 | 1 | 0 | 0 | 9 | n/a | n/a | 17 |
| Greater Toronto Area | | | | | | | | | |
| May 2014 | 218 | 15 | 63 | 0 | 16 | 993 | n/a | n/a | 1,305 |
| May 2013 | 189 | 17 | 85 | 0 | 8 | 1,149 | n/a | n/a | 1,448 |

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
May 2014

| | Ownership | | | | | | Rental | | Total* |
|----------------------|-----------|------|----------------------|-------------|-----------------|-----------------|-----------------------------|-----------------|--------|
| | Freehold | | | Condominium | | | Single, Semi, and Row | Apt. & Other | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | | | |
| ABSORBED | | | | | | | | | |
| Toronto City | | | | | | | | | |
| May 2014 | 125 | 7 | 11 | 0 | 14 | 727 | n/a | n/a | 884 |
| May 2013 | 88 | 2 | 42 | 0 | 0 | 1,064 | n/a | n/a | 1,196 |
| York Region | | | | | | | | | |
| May 2014 | 266 | 57 | 92 | 0 | 13 | 584 | n/a | n/a | 1,012 |
| May 2013 | 183 | 42 | 124 | 0 | 0 | 289 | n/a | n/a | 638 |
| Peel Region | | | | | | | | | |
| May 2014 | 251 | 170 | 106 | 0 | 21 | 0 | n/a | n/a | 548 |
| May 2013 | 231 | 78 | 115 | 0 | 0 | 586 | n/a | n/a | 1,010 |
| Halton Region | | | | | | | | | |
| May 2014 | 76 | 6 | 33 | 0 | 4 | 305 | n/a | n/a | 424 |
| May 2013 | 158 | 28 | 6 | 0 | 51 | 48 | n/a | n/a | 291 |
| Durham Region | | | | | | | | | |
| May 2014 | 145 | 0 | 18 | 0 | 0 | 0 | n/a | n/a | 163 |
| May 2013 | 159 | 2 | 76 | 0 | 50 | 0 | n/a | n/a | 287 |
| Toronto CMA | | | | | | | | | |
| May 2014 | 846 | 248 | 255 | 4 | 60 | 1,416 | n/a | n/a | 2,829 |
| May 2013 | 763 | 164 | 357 | 6 | 72 | 1,987 | n/a | n/a | 3,349 |
| Oshawa CMA | | | | | | | | | |
| May 2014 | 76 | 0 | 18 | 0 | 0 | 0 | n/a | n/a | 94 |
| May 2013 | 95 | 2 | 6 | 0 | 29 | 0 | n/a | n/a | 132 |
| Greater Toronto Area | | | | | | | | | |
| May 2014 | 863 | 240 | 260 | 0 | 52 | 1,616 | n/a | n/a | 3,031 |
| May 2013 | 819 | 152 | 363 | 0 | 101 | 1,987 | n/a | n/a | 3,422 |

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3a: History of Housing Starts of Toronto CMA
2004 - 2013

| | Ownership | | | | | | Rental | | Total* |
|----------|-----------|-------|-------------------|-------------|--------------|--------------|-----------------------|--------------|--------|
| | Freehold | | | Condominium | | | | | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | Single, Semi, and Row | Apt. & Other | |
| 2013 | 9,378 | 1,858 | 3,532 | 43 | 577 | 17,450 | 10 | 699 | 33,547 |
| % Change | -12.0 | -16.8 | -26.8 | 10.3 | -41.3 | -36.3 | -64.3 | -63.7 | -30.3 |
| 2012 | 10,657 | 2,233 | 4,828 | 39 | 983 | 27,413 | 28 | 1,923 | 48,105 |
| % Change | -4.9 | 12.1 | 11.2 | -2.5 | -5.2 | 42.8 | 133.3 | 0.1 | 21.0 |
| 2011 | 11,207 | 1,992 | 4,340 | 40 | 1,037 | 19,195 | 12 | 1,922 | 39,745 |
| % Change | 13.4 | 21.8 | 30.4 | -18.4 | -24.4 | 65.7 | -57.1 | 46.7 | 36.1 |
| 2010 | 9,887 | 1,636 | 3,327 | 49 | 1,372 | 11,586 | 28 | 1,310 | 29,195 |
| % Change | 22.9 | -18.8 | 37.8 | -39.5 | 132.1 | 5.8 | ** | -27.5 | 12.5 |
| 2009 | 8,048 | 2,014 | 2,415 | 81 | 591 | 10,954 | 8 | 1,808 | 25,949 |
| % Change | -28.4 | -14.4 | -12.9 | 17.4 | -68.0 | -50.8 | -60.0 | 8.2 | -38.5 |
| 2008 | 11,239 | 2,352 | 2,772 | 69 | 1,845 | 22,244 | 20 | 1,671 | 42,212 |
| % Change | -23.8 | -16.6 | -37.0 | 146.4 | 48.1 | 136.7 | ** | 154.3 | 26.8 |
| 2007 | 14,741 | 2,820 | 4,401 | 28 | 1,246 | 9,396 | 4 | 657 | 33,293 |
| % Change | 4.8 | 1.0 | 14.0 | -41.7 | -11.7 | -29.6 | -50.0 | -57.6 | -10.2 |
| 2006 | 14,072 | 2,792 | 3,860 | 48 | 1,411 | 13,338 | 8 | 1,551 | 37,080 |
| % Change | -10.6 | -16.2 | -17.7 | -5.9 | -19.4 | -7.2 | -93.3 | 1.4 | -10.9 |
| 2005 | 15,746 | 3,333 | 4,690 | 51 | 1,751 | 14,376 | 119 | 1,530 | 41,596 |
| % Change | -17.0 | -5.2 | 7.5 | -47.4 | 18.7 | 15.5 | 133.3 | 28.9 | -1.2 |
| 2004 | 18,979 | 3,514 | 4,362 | 97 | 1,475 | 12,450 | 51 | 1,187 | 42,115 |

Source: CMHC (Starts and Completions Survey)

Table 1.3b: History of Housing Starts of Oshawa CMA
2004 - 2013

| | Ownership | | | | | | Rental | | Total* |
|----------|-----------|-------|----------------------|-------------|-----------------|-----------------|-----------------------------|-----------------|--------|
| | Freehold | | | Condominium | | | Single, Semi, and Row | Apt. & Other | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | | | |
| 2013 | 803 | 66 | 118 | 0 | 21 | 0 | 33 | 263 | 1,384 |
| % Change | -23.4 | 32.0 | 6.3 | n/a | -88.6 | -100.0 | ** | 77.7 | -23.2 |
| 2012 | 1,153 | 50 | 111 | 0 | 185 | 154 | 2 | 148 | 1,803 |
| % Change | -16.7 | 25.0 | -44.2 | n/a | 21.7 | ** | -80.0 | ** | -3.0 |
| 2011 | 1,384 | 40 | 199 | 0 | 152 | 30 | 10 | 44 | 1,859 |
| % Change | -10.1 | 150.0 | -13.9 | n/a | 70.8 | n/a | n/a | ** | -1.5 |
| 2010 | 1,540 | 16 | 231 | 0 | 89 | 0 | 0 | 12 | 1,888 |
| % Change | 84.2 | ** | ** | n/a | 140.5 | n/a | -100.0 | -71.4 | 92.7 |
| 2009 | 836 | 4 | 58 | 0 | 37 | 0 | 3 | 42 | 980 |
| % Change | -44.3 | 0.0 | -77.3 | n/a | -79.1 | -100.0 | n/a | 55.6 | -50.7 |
| 2008 | 1,500 | 4 | 255 | 0 | 177 | 24 | 0 | 27 | 1,987 |
| % Change | -14.1 | -71.4 | 38.6 | n/a | 6.0 | -81.7 | n/a | -81.5 | -16.8 |
| 2007 | 1,747 | 14 | 184 | 0 | 167 | 131 | 0 | 146 | 2,389 |
| % Change | -17.1 | -22.2 | -29.0 | n/a | 35.8 | -73.0 | -100.0 | n/a | -20.2 |
| 2006 | 2,108 | 18 | 259 | 0 | 123 | 486 | 1 | 0 | 2,995 |
| % Change | -8.4 | 80.0 | 5.3 | n/a | ** | 54.8 | -97.3 | -100.0 | 2.1 |
| 2005 | 2,301 | 10 | 246 | 0 | 22 | 314 | 37 | 4 | 2,934 |
| % Change | -2.3 | -85.3 | -49.9 | n/a | -21.4 | 49.5 | n/a | n/a | -6.9 |
| 2004 | 2,356 | 68 | 491 | 0 | 28 | 210 | 0 | 0 | 3,153 |

Source: CMHC (Starts and Completions Survey)

**Table 1.3c: History of Housing Starts in the Greater Toronto Area
2004 - 2013**

| | Ownership | | | | | | Rental | | Total* |
|----------|-----------|-------|----------------------|-------------|-----------------|-----------------|-----------------------------|-----------------|--------|
| | Freehold | | | Condominium | | | Single, Semi, and Row | Apt. & Other | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | | | |
| 2013 | 9,637 | 1,876 | 3,451 | 10 | 698 | 17,690 | 43 | 1,269 | 34,674 |
| % Change | -14.6 | -15.5 | -29.8 | ** | -42.0 | -36.6 | 43.3 | -38.7 | -30.1 |
| 2012 | 11,285 | 2,219 | 4,919 | 3 | 1,204 | 27,905 | 30 | 2,071 | 49,637 |
| % Change | -6.8 | 11.8 | 7.5 | -81.3 | -1.0 | 44.0 | 36.4 | 5.3 | 20.3 |
| 2011 | 12,105 | 1,984 | 4,576 | 16 | 1,216 | 19,375 | 22 | 1,966 | 41,260 |
| % Change | 9.3 | 12.7 | 27.6 | -36.0 | -19.9 | 61.2 | -21.4 | 48.7 | 31.6 |
| 2010 | 11,079 | 1,760 | 3,587 | 25 | 1,519 | 12,021 | 28 | 1,322 | 31,341 |
| % Change | 27.9 | -15.4 | 51.5 | ** | 129.1 | 8.8 | 154.5 | -36.6 | 16.3 |
| 2009 | 8,663 | 2,080 | 2,367 | 3 | 663 | 11,044 | 11 | 2,084 | 26,945 |
| % Change | -31.4 | -14.6 | -21.9 | -95.9 | -70.3 | -51.1 | -45.0 | 23.0 | -39.7 |
| 2008 | 12,633 | 2,436 | 3,030 | 73 | 2,231 | 22,585 | 20 | 1,694 | 44,702 |
| % Change | -23.7 | -15.7 | -35.2 | ** | 39.0 | 134.9 | ** | 111.0 | 23.6 |
| 2007 | 16,550 | 2,890 | 4,674 | 18 | 1,605 | 9,615 | 4 | 803 | 36,159 |
| % Change | 2.3 | -0.1 | 9.0 | 50.0 | -4.1 | -30.4 | -76.5 | -50.6 | -10.7 |
| 2006 | 16,179 | 2,894 | 4,287 | 12 | 1,673 | 13,824 | 17 | 1,626 | 40,512 |
| % Change | -10.7 | -14.5 | -15.3 | -65.7 | -16.0 | -6.6 | -90.0 | -3.9 | -10.5 |
| 2005 | 18,127 | 3,383 | 5,059 | 35 | 1,992 | 14,800 | 170 | 1,692 | 45,258 |
| % Change | -15.3 | -7.5 | -0.2 | -12.5 | 23.9 | 13.5 | 120.8 | 27.9 | -2.1 |
| 2004 | 21,413 | 3,656 | 5,068 | 40 | 1,608 | 13,041 | 77 | 1,323 | 46,226 |

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type

May 2014

| Submarket | Single | | Semi | | Row | | Apt. & Other | | Total | | |
|-----------------------------------|----------|----------|----------|----------|----------|----------|--------------|----------|----------|----------|----------|
| | May 2014 | May 2013 | May 2014 | May 2013 | May 2014 | May 2013 | May 2014 | May 2013 | May 2014 | May 2013 | % Change |
| Toronto City | 81 | 146 | 30 | 48 | 61 | 124 | 282 | 1,380 | 454 | 1,698 | -73.3 |
| Toronto | 13 | 15 | 0 | 6 | 0 | 0 | 160 | 862 | 173 | 883 | -80.4 |
| East York | 3 | 2 | 2 | 0 | 0 | 0 | 0 | 0 | 5 | 2 | 150.0 |
| Etobicoke | 5 | 17 | 0 | 32 | 0 | 0 | 111 | 72 | 116 | 121 | -4.1 |
| North York | 51 | 67 | 26 | 0 | 55 | 32 | 0 | 150 | 132 | 249 | -47.0 |
| Scarborough | 6 | 43 | 0 | 10 | 0 | 92 | 0 | 296 | 6 | 441 | -98.6 |
| York | 3 | 2 | 2 | 0 | 6 | 0 | 11 | 0 | 22 | 2 | ** |
| York Region | 404 | 365 | 112 | 68 | 174 | 50 | 1,210 | 0 | 1,900 | 483 | ** |
| Aurora | 32 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 32 | 1 | ** |
| East Gwillimbury | 10 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 10 | 4 | 150.0 |
| Georgina Township | 15 | 8 | 0 | 0 | 12 | 0 | 0 | 0 | 27 | 8 | ** |
| King Township | 27 | 13 | 0 | 0 | 0 | 0 | 0 | 0 | 27 | 13 | 107.7 |
| Markham | 102 | 235 | 74 | 66 | 73 | 22 | 2 | 0 | 251 | 323 | -22.3 |
| Newmarket | 10 | 20 | 0 | 0 | 0 | 0 | 0 | 0 | 10 | 20 | -50.0 |
| Richmond Hill | 48 | 21 | 0 | 2 | 15 | 0 | 1,208 | 0 | 1,271 | 23 | ** |
| Vaughan | 156 | 42 | 38 | 0 | 74 | 28 | 0 | 0 | 268 | 70 | ** |
| Whitchurch-Stouffville | 4 | 21 | 0 | 0 | 0 | 0 | 0 | 0 | 4 | 21 | -81.0 |
| Peel Region | 222 | 302 | 102 | 76 | 141 | 168 | 0 | 225 | 465 | 771 | -39.7 |
| Brampton | 184 | 269 | 102 | 10 | 97 | 101 | 0 | 225 | 383 | 605 | -36.7 |
| Caledon | 22 | 33 | 0 | 8 | 26 | 23 | 0 | 0 | 48 | 64 | -25.0 |
| Mississauga | 16 | 0 | 0 | 58 | 18 | 44 | 0 | 0 | 34 | 102 | -66.7 |
| Halton Region | 142 | 22 | 2 | 0 | 37 | 121 | 78 | 114 | 259 | 257 | 0.8 |
| Burlington | 4 | 9 | 0 | 0 | 0 | 38 | 78 | 0 | 82 | 47 | 74.5 |
| Halton Hills | 2 | 5 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 5 | -60.0 |
| Milton | 80 | 5 | 2 | 0 | 13 | 54 | 0 | 0 | 95 | 59 | 61.0 |
| Oakville | 56 | 3 | 0 | 0 | 24 | 29 | 0 | 114 | 80 | 146 | -45.2 |
| Durham Region | 162 | 147 | 8 | 16 | 81 | 19 | 0 | 0 | 251 | 182 | 37.9 |
| Ajax | 42 | 37 | 0 | 0 | 4 | 0 | 0 | 0 | 46 | 37 | 24.3 |
| Brock | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | -100.0 |
| Clarington | 55 | 14 | 0 | 16 | 15 | 13 | 0 | 0 | 70 | 43 | 62.8 |
| Oshawa | 44 | 58 | 0 | 0 | 24 | 6 | 0 | 0 | 68 | 64 | 6.3 |
| Pickering | 11 | 1 | 8 | 0 | 19 | 0 | 0 | 0 | 38 | 1 | ** |
| Scugog | 3 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 3 | 1 | 200.0 |
| Uxbridge | 6 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 6 | 4 | 50.0 |
| Whitby | 1 | 31 | 0 | 0 | 19 | 0 | 0 | 0 | 20 | 31 | -35.5 |
| Remainder of Toronto CMA | 89 | 51 | 6 | 0 | 0 | 103 | 0 | 0 | 95 | 154 | -38.3 |
| Bradford West Gwillimbury | 54 | 32 | 6 | 0 | 0 | 99 | 0 | 0 | 60 | 131 | -54.2 |
| Town of Mono | 15 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 15 | 4 | ** |
| New Tecumseth | 11 | 8 | 0 | 0 | 0 | 4 | 0 | 0 | 11 | 12 | -8.3 |
| Orangeville | 9 | 7 | 0 | 0 | 0 | 0 | 0 | 0 | 9 | 7 | 28.6 |
| Toronto CMA | 993 | 919 | 260 | 192 | 436 | 528 | 1,492 | 1,719 | 3,181 | 3,358 | -5.3 |
| Oshawa CMA | 100 | 103 | 0 | 16 | 58 | 19 | 0 | 0 | 158 | 138 | 14.5 |
| Greater Toronto Area (GTA) | 1,011 | 982 | 254 | 208 | 494 | 482 | 1,570 | 1,719 | 3,329 | 3,391 | -1.8 |

Source: CMHC (Starts and Completions Survey)

Table 2.1: Starts by Submarket and by Dwelling Type
January - May 2014

| Submarket | Single | | Semi | | Row | | Apt. & Other | | Total | | |
|-----------------------------------|-------------|-------------|-------------|-------------|-------------|-------------|--------------|-------------|-------------|-------------|-------------|
| | YTD 2014 | YTD 2013 | YTD 2014 | YTD 2013 | YTD 2014 | YTD 2013 | YTD 2014 | YTD 2013 | YTD 2014 | YTD 2013 | % Change |
| Toronto City | 215 | 379 | 72 | 120 | 243 | 252 | 6,264 | 5,076 | 6,794 | 5,827 | 16.6 |
| Toronto | 67 | 61 | 38 | 12 | 77 | 18 | 4,029 | 4,020 | 4,211 | 4,111 | 2.4 |
| East York | 10 | 22 | 6 | 0 | 8 | 0 | 0 | 0 | 24 | 22 | 9.1 |
| Etobicoke | 24 | 53 | 0 | 32 | 18 | 0 | 462 | 202 | 504 | 287 | 75.6 |
| North York | 83 | 165 | 26 | 66 | 104 | 137 | 1,732 | 538 | 1,945 | 906 | 114.7 |
| Scarborough | 27 | 69 | 0 | 10 | 30 | 97 | 30 | 316 | 87 | 492 | -82.3 |
| York | 4 | 9 | 2 | 0 | 6 | 0 | 11 | 0 | 23 | 9 | 155.6 |
| York Region | 964 | 1,303 | 238 | 132 | 574 | 305 | 1,214 | 251 | 2,990 | 1,991 | 50.2 |
| Aurora | 69 | 7 | 0 | 0 | 9 | 0 | 0 | 0 | 78 | 7 | ** |
| East Gwillimbury | 22 | 11 | 0 | 0 | 6 | 0 | 0 | 0 | 28 | 11 | 154.5 |
| Georgina Township | 82 | 70 | 0 | 2 | 12 | 19 | 0 | 0 | 94 | 91 | 3.3 |
| King Township | 73 | 112 | 2 | 0 | 0 | 22 | 0 | 0 | 75 | 134 | -44.0 |
| Markham | 195 | 536 | 198 | 106 | 240 | 207 | 6 | 5 | 639 | 854 | -25.2 |
| Newmarket | 79 | 196 | 0 | 22 | 0 | 0 | 0 | 0 | 79 | 218 | -63.8 |
| Richmond Hill | 85 | 100 | 0 | 2 | 227 | 16 | 1,208 | 6 | 1,520 | 124 | ~ |
| Vaughan | 324 | 177 | 38 | 0 | 80 | 41 | 0 | 240 | 442 | 458 | -3.5 |
| Whitchurch-Stouffville | 35 | 94 | 0 | 0 | 0 | 0 | 0 | 0 | 35 | 94 | -62.8 |
| Peel Region | 737 | 1,251 | 290 | 482 | 302 | 225 | 407 | 688 | 1,736 | 2,646 | -34.4 |
| Brampton | 583 | 988 | 270 | 192 | 129 | 152 | 103 | 225 | 1,085 | 1,557 | -30.3 |
| Caledon | 115 | 110 | 14 | 32 | 63 | 29 | 0 | 0 | 192 | 171 | 12.3 |
| Mississauga | 39 | 153 | 6 | 258 | 110 | 44 | 304 | 463 | 459 | 918 | -50.0 |
| Halton Region | 468 | 241 | 8 | 56 | 424 | 528 | 226 | 730 | 1,126 | 1,555 | -27.6 |
| Burlington | 14 | 18 | 0 | 0 | 9 | 104 | 78 | 387 | 101 | 509 | -80.2 |
| Halton Hills | 19 | 19 | 2 | 0 | 0 | 117 | 0 | 0 | 21 | 136 | -84.6 |
| Milton | 224 | 127 | 4 | 34 | 253 | 249 | 148 | 0 | 629 | 410 | 53.4 |
| Oakville | 211 | 77 | 2 | 22 | 162 | 58 | 0 | 343 | 375 | 500 | -25.0 |
| Durham Region | 695 | 574 | 72 | 80 | 278 | 278 | 96 | 48 | 1,141 | 980 | 16.4 |
| Ajax | 284 | 155 | 18 | 10 | 41 | 56 | 0 | 0 | 343 | 221 | 55.2 |
| Brock | 6 | 7 | 0 | 0 | 0 | 0 | 0 | 0 | 6 | 7 | -14.3 |
| Clarington | 202 | 89 | 30 | 24 | 74 | 50 | 0 | 0 | 306 | 163 | 87.7 |
| Oshawa | 132 | 190 | 0 | 24 | 46 | 18 | 96 | 48 | 274 | 280 | -2.1 |
| Pickering | 41 | 45 | 24 | 22 | 78 | 133 | 0 | 0 | 143 | 200 | -28.5 |
| Scugog | 5 | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 5 | 3 | 66.7 |
| Uxbridge | 8 | 7 | 0 | 0 | 0 | 0 | 0 | 0 | 8 | 7 | 14.3 |
| Whitby | 17 | 78 | 0 | 0 | 39 | 21 | 0 | 0 | 56 | 99 | -43.4 |
| Remainder of Toronto CMA | 241 | 243 | 10 | 6 | 16 | 121 | 0 | 0 | 267 | 370 | -27.8 |
| Bradford West Gwillimbury | 113 | 142 | 6 | 6 | 0 | 112 | 0 | 0 | 119 | 260 | -54.2 |
| Town of Mono | 21 | 10 | 0 | 0 | 0 | 0 | 0 | 0 | 21 | 10 | 110.0 |
| New Tecumseth | 75 | 54 | 4 | 0 | 8 | 9 | 0 | 0 | 87 | 63 | 38.1 |
| Orangeville | 32 | 37 | 0 | 0 | 8 | 0 | 0 | 0 | 40 | 37 | 8.1 |
| Toronto CMA | 2,944 | 3,606 | 660 | 828 | 1,669 | 1,516 | 8,033 | 6,358 | 13,306 | 12,308 | 8.1 |
| Oshawa CMA | 351 | 357 | 30 | 48 | 159 | 89 | 96 | 48 | 636 | 542 | 17.3 |
| Greater Toronto Area (GTA) | 3,079 | 3,748 | 680 | 870 | 1,821 | 1,588 | 8,207 | 6,793 | 13,787 | 12,999 | 6.1 |

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
May 2014

| Submarket | Row | | | | Apt. & Other | | | |
|-----------------------------------|--------------------------|----------|----------|----------|--------------------------|----------|----------|----------|
| | Freehold and Condominium | | Rental | | Freehold and Condominium | | Rental | |
| | May 2014 | May 2013 | May 2014 | May 2013 | May 2014 | May 2013 | May 2014 | May 2013 |
| Toronto City | 61 | 124 | 0 | 0 | 267 | 1,380 | 15 | 0 |
| Toronto | 0 | 0 | 0 | 0 | 156 | 862 | 4 | 0 |
| East York | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Etobicoke | 0 | 0 | 0 | 0 | 111 | 72 | 0 | 0 |
| North York | 55 | 32 | 0 | 0 | 0 | 150 | 0 | 0 |
| Scarborough | 0 | 92 | 0 | 0 | 0 | 296 | 0 | 0 |
| York | 6 | 0 | 0 | 0 | 0 | 0 | 11 | 0 |
| York Region | 174 | 50 | 0 | 0 | 1,208 | 0 | 2 | 0 |
| Aurora | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| East Gwillimbury | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Georgina Township | 12 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| King Township | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Markham | 73 | 22 | 0 | 0 | 0 | 0 | 2 | 0 |
| Newmarket | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Richmond Hill | 15 | 0 | 0 | 0 | 1,208 | 0 | 0 | 0 |
| Vaughan | 74 | 28 | 0 | 0 | 0 | 0 | 0 | 0 |
| Whitchurch-Stouffville | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Peel Region | 141 | 168 | 0 | 0 | 0 | 0 | 0 | 225 |
| Brampton | 97 | 101 | 0 | 0 | 0 | 0 | 0 | 225 |
| Caledon | 26 | 23 | 0 | 0 | 0 | 0 | 0 | 0 |
| Mississauga | 18 | 44 | 0 | 0 | 0 | 0 | 0 | 0 |
| Halton Region | 37 | 121 | 0 | 0 | 78 | 114 | 0 | 0 |
| Burlington | 0 | 38 | 0 | 0 | 78 | 0 | 0 | 0 |
| Halton Hills | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Milton | 13 | 54 | 0 | 0 | 0 | 0 | 0 | 0 |
| Oakville | 24 | 29 | 0 | 0 | 0 | 114 | 0 | 0 |
| Durham Region | 81 | 19 | 0 | 0 | 0 | 0 | 0 | 0 |
| Ajax | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Brock | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Clarington | 15 | 13 | 0 | 0 | 0 | 0 | 0 | 0 |
| Oshawa | 24 | 6 | 0 | 0 | 0 | 0 | 0 | 0 |
| Pickering | 19 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Scugog | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Uxbridge | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Whitby | 19 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Remainder of Toronto CMA | 0 | 103 | 0 | 0 | 0 | 0 | 0 | 0 |
| Bradford West Gwillimbury | 0 | 99 | 0 | 0 | 0 | 0 | 0 | 0 |
| Town of Mono | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| New Tecumseth | 0 | 4 | 0 | 0 | 0 | 0 | 0 | 0 |
| Orangeville | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Toronto CMA | 436 | 528 | 0 | 0 | 1,475 | 1,494 | 17 | 225 |
| Oshawa CMA | 58 | 19 | 0 | 0 | 0 | 0 | 0 | 0 |
| Greater Toronto Area (GTA) | 494 | 482 | 0 | 0 | 1,553 | 1,494 | 17 | 225 |

Source: CMHC (Starts and Completions Survey)

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - May 2014

| Submarket | Row | | | | Apt. & Other | | | |
|-----------------------------------|--------------------------|----------|----------|----------|--------------------------|----------|----------|----------|
| | Freehold and Condominium | | Rental | | Freehold and Condominium | | Rental | |
| | YTD 2014 | YTD 2013 | YTD 2014 | YTD 2013 | YTD 2014 | YTD 2013 | YTD 2014 | YTD 2013 |
| Toronto City | 243 | 252 | 0 | 0 | 5,854 | 5,074 | 410 | 2 |
| Toronto | 77 | 18 | 0 | 0 | 3,725 | 4,018 | 304 | 2 |
| East York | 8 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Etobicoke | 18 | 0 | 0 | 0 | 462 | 202 | 0 | 0 |
| North York | 104 | 137 | 0 | 0 | 1,637 | 538 | 95 | 0 |
| Scarborough | 30 | 97 | 0 | 0 | 30 | 316 | 0 | 0 |
| York | 6 | 0 | 0 | 0 | 0 | 0 | 11 | 0 |
| York Region | 574 | 305 | 0 | 0 | 1,208 | 240 | 6 | 11 |
| Aurora | 9 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| East Gwillimbury | 6 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Georgina Township | 12 | 19 | 0 | 0 | 0 | 0 | 0 | 0 |
| King Township | 0 | 22 | 0 | 0 | 0 | 0 | 0 | 0 |
| Markham | 240 | 207 | 0 | 0 | 0 | 0 | 6 | 5 |
| Newmarket | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Richmond Hill | 227 | 16 | 0 | 0 | 1,208 | 0 | 0 | 6 |
| Vaughan | 80 | 41 | 0 | 0 | 0 | 240 | 0 | 0 |
| Whitchurch-Stouffville | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Peel Region | 302 | 225 | 0 | 0 | 407 | 463 | 0 | 225 |
| Brampton | 129 | 152 | 0 | 0 | 103 | 0 | 0 | 225 |
| Caledon | 63 | 29 | 0 | 0 | 0 | 0 | 0 | 0 |
| Mississauga | 110 | 44 | 0 | 0 | 304 | 463 | 0 | 0 |
| Halton Region | 424 | 528 | 0 | 0 | 226 | 575 | 0 | 155 |
| Burlington | 9 | 104 | 0 | 0 | 78 | 232 | 0 | 155 |
| Halton Hills | 0 | 117 | 0 | 0 | 0 | 0 | 0 | 0 |
| Milton | 253 | 249 | 0 | 0 | 148 | 0 | 0 | 0 |
| Oakville | 162 | 58 | 0 | 0 | 0 | 343 | 0 | 0 |
| Durham Region | 278 | 251 | 0 | 27 | 0 | 0 | 96 | 48 |
| Ajax | 41 | 56 | 0 | 0 | 0 | 0 | 0 | 0 |
| Brock | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Clarington | 74 | 23 | 0 | 27 | 0 | 0 | 0 | 0 |
| Oshawa | 46 | 18 | 0 | 0 | 0 | 0 | 96 | 48 |
| Pickering | 78 | 133 | 0 | 0 | 0 | 0 | 0 | 0 |
| Scugog | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Uxbridge | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Whitby | 39 | 21 | 0 | 0 | 0 | 0 | 0 | 0 |
| Remainder of Toronto CMA | 16 | 121 | 0 | 0 | 0 | 0 | 0 | 0 |
| Bradford West Gwillimbury | 0 | 112 | 0 | 0 | 0 | 0 | 0 | 0 |
| Town of Mono | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| New Tecumseth | 8 | 9 | 0 | 0 | 0 | 0 | 0 | 0 |
| Orangeville | 8 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Toronto CMA | 1,669 | 1,516 | 0 | 0 | 7,617 | 6,120 | 416 | 238 |
| Oshawa CMA | 159 | 62 | 0 | 27 | 0 | 0 | 96 | 48 |
| Greater Toronto Area (GTA) | 1,821 | 1,561 | 0 | 27 | 7,695 | 6,352 | 512 | 441 |

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market

May 2014

| Submarket | Freehold | | Condominium | | Rental | | Total* | |
|-----------------------------------|----------|----------|-------------|----------|----------|----------|----------|----------|
| | May 2014 | May 2013 | May 2014 | May 2013 | May 2014 | May 2013 | May 2014 | May 2013 |
| Toronto City | 187 | 286 | 252 | 1,412 | 15 | 0 | 454 | 1,698 |
| Toronto | 13 | 21 | 156 | 862 | 4 | 0 | 173 | 883 |
| East York | 5 | 2 | 0 | 0 | 0 | 0 | 5 | 2 |
| Etobicoke | 31 | 49 | 85 | 72 | 0 | 0 | 116 | 121 |
| North York | 121 | 67 | 11 | 182 | 0 | 0 | 132 | 249 |
| Scarborough | 6 | 145 | 0 | 296 | 0 | 0 | 6 | 441 |
| York | 11 | 2 | 0 | 0 | 11 | 0 | 22 | 2 |
| York Region: | 690 | 483 | 1,208 | 0 | 2 | 0 | 1,900 | 483 |
| Aurora | 32 | 1 | 0 | 0 | 0 | 0 | 32 | 1 |
| East Gwillimbury | 10 | 4 | 0 | 0 | 0 | 0 | 10 | 4 |
| Georgina Township | 27 | 8 | 0 | 0 | 0 | 0 | 27 | 8 |
| King Township | 27 | 13 | 0 | 0 | 0 | 0 | 27 | 13 |
| Markham | 249 | 323 | 0 | 0 | 2 | 0 | 251 | 323 |
| Newmarket | 10 | 20 | 0 | 0 | 0 | 0 | 10 | 20 |
| Richmond Hill | 63 | 23 | 1,208 | 0 | 0 | 0 | 1,271 | 23 |
| Vaughan | 268 | 70 | 0 | 0 | 0 | 0 | 268 | 70 |
| Whitchurch-Stouffville | 4 | 21 | 0 | 0 | 0 | 0 | 4 | 21 |
| Peel Region | 400 | 546 | 65 | 0 | 0 | 225 | 465 | 771 |
| Brampton | 336 | 380 | 47 | 0 | 0 | 225 | 383 | 605 |
| Caledon | 48 | 64 | 0 | 0 | 0 | 0 | 48 | 64 |
| Mississauga | 16 | 102 | 18 | 0 | 0 | 0 | 34 | 102 |
| Halton Region | 181 | 119 | 78 | 138 | 0 | 0 | 259 | 257 |
| Burlington | 4 | 39 | 78 | 8 | 0 | 0 | 82 | 47 |
| Halton Hills | 2 | 5 | 0 | 0 | 0 | 0 | 2 | 5 |
| Milton | 95 | 59 | 0 | 0 | 0 | 0 | 95 | 59 |
| Oakville | 80 | 16 | 0 | 130 | 0 | 0 | 80 | 146 |
| Durham Region | 232 | 180 | 19 | 0 | 0 | 2 | 251 | 182 |
| Ajax | 46 | 37 | 0 | 0 | 0 | 0 | 46 | 37 |
| Brock | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 1 |
| Clarington | 70 | 43 | 0 | 0 | 0 | 0 | 70 | 43 |
| Oshawa | 68 | 62 | 0 | 0 | 0 | 2 | 68 | 64 |
| Pickering | 38 | 1 | 0 | 0 | 0 | 0 | 38 | 1 |
| Scugog | 3 | 1 | 0 | 0 | 0 | 0 | 3 | 1 |
| Uxbridge | 6 | 4 | 0 | 0 | 0 | 0 | 6 | 4 |
| Whitby | 1 | 31 | 19 | 0 | 0 | 0 | 20 | 31 |
| Remainder of Toronto CMA | 86 | 151 | 9 | 3 | 0 | 0 | 95 | 154 |
| Bradford West Gwillimbury | 60 | 131 | 0 | 0 | 0 | 0 | 60 | 131 |
| Town of Mono | 6 | 1 | 9 | 3 | 0 | 0 | 15 | 4 |
| New Tecumseth | 11 | 12 | 0 | 0 | 0 | 0 | 11 | 12 |
| Orangeville | 9 | 7 | 0 | 0 | 0 | 0 | 9 | 7 |
| Toronto CMA | 1,630 | 1,588 | 1,534 | 1,545 | 17 | 225 | 3,181 | 3,358 |
| Oshawa CMA | 139 | 136 | 19 | 0 | 0 | 2 | 158 | 138 |
| Greater Toronto Area (GTA) | 1,690 | 1,614 | 1,622 | 1,550 | 17 | 227 | 3,329 | 3,391 |

Source: CMHC (Starts and Completions Survey)

Table 2.5: Starts by Submarket and by Intended Market
January - May 2014

| Submarket | Freehold | | Condominium | | Rental | | Total* | |
|-----------------------------------|----------|----------|-------------|----------|----------|----------|----------|----------|
| | YTD 2014 | YTD 2013 | YTD 2014 | YTD 2013 | YTD 2014 | YTD 2013 | YTD 2014 | YTD 2013 |
| Toronto City | 488 | 614 | 5,896 | 5,211 | 410 | 2 | 6,794 | 5,827 |
| Toronto | 184 | 91 | 3,723 | 4,018 | 304 | 2 | 4,211 | 4,111 |
| East York | 24 | 22 | 0 | 0 | 0 | 0 | 24 | 22 |
| Etobicoke | 50 | 85 | 454 | 202 | 0 | 0 | 504 | 287 |
| North York | 172 | 231 | 1,678 | 675 | 95 | 0 | 1,945 | 906 |
| Scarborough | 46 | 176 | 41 | 316 | 0 | 0 | 87 | 492 |
| York | 12 | 9 | 0 | 0 | 11 | 0 | 23 | 9 |
| York Region | 1,776 | 1,727 | 1,208 | 253 | 6 | 11 | 2,990 | 1,991 |
| Aurora | 78 | 7 | 0 | 0 | 0 | 0 | 78 | 7 |
| East Gwillimbury | 28 | 11 | 0 | 0 | 0 | 0 | 28 | 11 |
| Georgina Township | 94 | 91 | 0 | 0 | 0 | 0 | 94 | 91 |
| King Township | 75 | 134 | 0 | 0 | 0 | 0 | 75 | 134 |
| Markham | 633 | 849 | 0 | 0 | 6 | 5 | 639 | 854 |
| Newmarket | 79 | 218 | 0 | 0 | 0 | 0 | 79 | 218 |
| Richmond Hill | 312 | 118 | 1,208 | 0 | 0 | 6 | 1,520 | 124 |
| Vaughan | 442 | 205 | 0 | 253 | 0 | 0 | 442 | 458 |
| Whitchurch-Stouffville | 35 | 94 | 0 | 0 | 0 | 0 | 35 | 94 |
| Peel Region | 1,180 | 1,958 | 556 | 463 | 0 | 225 | 1,736 | 2,646 |
| Brampton | 935 | 1,332 | 150 | 0 | 0 | 225 | 1,085 | 1,557 |
| Caledon | 192 | 171 | 0 | 0 | 0 | 0 | 192 | 171 |
| Mississauga | 53 | 455 | 406 | 463 | 0 | 0 | 459 | 918 |
| Halton Region | 891 | 738 | 235 | 662 | 0 | 155 | 1,126 | 1,555 |
| Burlington | 14 | 56 | 87 | 298 | 0 | 155 | 101 | 509 |
| Halton Hills | 21 | 136 | 0 | 0 | 0 | 0 | 21 | 136 |
| Milton | 481 | 410 | 148 | 0 | 0 | 0 | 629 | 410 |
| Oakville | 375 | 136 | 0 | 364 | 0 | 0 | 375 | 500 |
| Durham Region | 1,006 | 866 | 39 | 37 | 96 | 77 | 1,141 | 980 |
| Ajax | 343 | 205 | 0 | 16 | 0 | 0 | 343 | 221 |
| Brock | 6 | 7 | 0 | 0 | 0 | 0 | 6 | 7 |
| Clarington | 292 | 136 | 14 | 0 | 0 | 27 | 306 | 163 |
| Oshawa | 178 | 230 | 0 | 0 | 96 | 50 | 274 | 280 |
| Pickering | 137 | 200 | 6 | 0 | 0 | 0 | 143 | 200 |
| Scugog | 5 | 3 | 0 | 0 | 0 | 0 | 5 | 3 |
| Uxbridge | 8 | 7 | 0 | 0 | 0 | 0 | 8 | 7 |
| Whitby | 37 | 78 | 19 | 21 | 0 | 0 | 56 | 99 |
| Remainder of Toronto CMA | 255 | 360 | 12 | 10 | 0 | 0 | 267 | 370 |
| Bradford West Gwillimbury | 119 | 260 | 0 | 0 | 0 | 0 | 119 | 260 |
| Town of Mono | 9 | 4 | 12 | 6 | 0 | 0 | 21 | 10 |
| New Tecumseth | 87 | 59 | 0 | 4 | 0 | 0 | 87 | 63 |
| Orangeville | 40 | 37 | 0 | 0 | 0 | 0 | 40 | 37 |
| Toronto CMA | 5,064 | 5,753 | 7,826 | 6,317 | 416 | 238 | 13,306 | 12,308 |
| Oshawa CMA | 507 | 444 | 33 | 21 | 96 | 77 | 636 | 542 |
| Greater Toronto Area (GTA) | 5,341 | 5,903 | 7,934 | 6,626 | 512 | 470 | 13,787 | 12,999 |

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
May 2014

| Submarket | Single | | Semi | | Row | | Apt. & Other | | Total | | |
|-----------------------------------|----------|----------|----------|----------|----------|----------|--------------|----------|----------|----------|----------|
| | May 2014 | May 2013 | May 2014 | May 2013 | May 2014 | May 2013 | May 2014 | May 2013 | May 2014 | May 2013 | % Change |
| Toronto City | 126 | 81 | 8 | 4 | 13 | 52 | 796 | 1,253 | 943 | 1,390 | -32.2 |
| Toronto | 16 | 11 | 6 | 2 | 0 | 3 | 318 | 476 | 340 | 492 | -30.9 |
| East York | 7 | 4 | 0 | 0 | 0 | 0 | 0 | 363 | 7 | 367 | -98.1 |
| Etobicoke | 13 | 12 | 0 | 0 | 0 | 0 | 0 | 323 | 13 | 335 | -96.1 |
| North York | 65 | 35 | 0 | 0 | 13 | 14 | 478 | 91 | 556 | 140 | ** |
| Scarborough | 21 | 10 | 0 | 0 | 0 | 35 | 0 | 0 | 21 | 45 | -53.3 |
| York | 4 | 9 | 2 | 2 | 0 | 0 | 0 | 0 | 6 | 11 | -45.5 |
| York Region | 267 | 183 | 56 | 42 | 105 | 124 | 585 | 445 | 1,013 | 794 | 27.6 |
| Aurora | 4 | 0 | 0 | 0 | 0 | 0 | 157 | 0 | 161 | 0 | n/a |
| East Gwillimbury | 3 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 3 | 2 | 50.0 |
| Georgina Township | 12 | 5 | 0 | 0 | 8 | 0 | 0 | 0 | 20 | 5 | ** |
| King Township | 16 | 21 | 0 | 0 | 11 | 10 | 0 | 264 | 27 | 295 | -90.8 |
| Markham | 51 | 58 | 36 | 38 | 43 | 75 | 4 | 19 | 134 | 190 | -29.5 |
| Newmarket | 22 | 16 | 0 | 2 | 0 | 0 | 0 | 0 | 22 | 18 | 22.2 |
| Richmond Hill | 65 | 12 | 0 | 0 | 0 | 13 | 424 | 140 | 489 | 165 | 196.4 |
| Vaughan | 81 | 47 | 20 | 2 | 43 | 0 | 0 | 22 | 144 | 71 | 102.8 |
| Whitchurch-Stouffville | 13 | 22 | 0 | 0 | 0 | 26 | 0 | 0 | 13 | 48 | -72.9 |
| Peel Region | 251 | 228 | 170 | 78 | 126 | 115 | 0 | 836 | 547 | 1,257 | -56.5 |
| Brampton | 202 | 203 | 142 | 78 | 105 | 115 | 0 | 0 | 449 | 396 | 13.4 |
| Caledon | 42 | 25 | 0 | 0 | 21 | 0 | 0 | 0 | 63 | 25 | 152.0 |
| Mississauga | 7 | 0 | 28 | 0 | 0 | 0 | 0 | 836 | 35 | 836 | -95.8 |
| Halton Region | 75 | 161 | 6 | 26 | 37 | 57 | 315 | 48 | 433 | 292 | 48.3 |
| Burlington | 2 | 12 | 0 | 2 | 0 | 0 | 210 | 0 | 212 | 14 | ** |
| Halton Hills | 26 | 36 | 0 | 0 | 33 | 0 | 0 | 0 | 59 | 36 | 63.9 |
| Milton | 6 | 109 | 6 | 20 | 0 | 45 | 96 | 48 | 108 | 222 | -51.4 |
| Oakville | 41 | 4 | 0 | 4 | 4 | 12 | 9 | 0 | 54 | 20 | 170.0 |
| Durham Region | 146 | 150 | 0 | 2 | 18 | 119 | 2 | 0 | 166 | 271 | -38.7 |
| Ajax | 63 | 38 | 0 | 0 | 0 | 76 | 0 | 0 | 63 | 114 | -44.7 |
| Brock | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | -100.0 |
| Clarington | 19 | 29 | 0 | 2 | 6 | 6 | 0 | 0 | 25 | 37 | -32.4 |
| Oshawa | 38 | 42 | 0 | 0 | 0 | 21 | 0 | 0 | 38 | 63 | -39.7 |
| Pickering | 1 | 16 | 0 | 0 | 0 | 8 | 0 | 0 | 1 | 24 | -95.8 |
| Scugog | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 0 | n/a |
| Uxbridge | 1 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 1 | 0.0 |
| Whitby | 22 | 23 | 0 | 0 | 12 | 8 | 2 | 0 | 36 | 31 | 16.1 |
| Remainder of Toronto CMA | 65 | 50 | 10 | 16 | 35 | 0 | 0 | 0 | 110 | 66 | 66.7 |
| Bradford West Gwillimbury | 24 | 19 | 2 | 16 | 14 | 0 | 0 | 0 | 40 | 35 | 14.3 |
| Town of Mono | 3 | 10 | 0 | 0 | 0 | 0 | 0 | 0 | 3 | 10 | -70.0 |
| New Tecumseth | 34 | 11 | 8 | 0 | 21 | 0 | 0 | 0 | 63 | 11 | ** |
| Orangeville | 4 | 10 | 0 | 0 | 0 | 0 | 0 | 0 | 4 | 10 | -60.0 |
| Toronto CMA | 847 | 746 | 250 | 164 | 316 | 432 | 1,486 | 2,582 | 2,899 | 3,924 | -26.1 |
| Oshawa CMA | 79 | 94 | 0 | 2 | 18 | 35 | 2 | 0 | 99 | 131 | -24.4 |
| Greater Toronto Area (GTA) | 865 | 803 | 240 | 152 | 299 | 467 | 1,698 | 2,582 | 3,102 | 4,004 | -22.5 |

Source: CMHC (Starts and Completions Survey)

Table 3.1: Completions by Submarket and by Dwelling Type
January - May 2014

| Submarket | Single | | Semi | | Row | | Apt. & Other | | Total | | |
|-----------------------------------|-------------|-------------|-------------|-------------|-------------|-------------|--------------|-------------|-------------|-------------|-------------|
| | YTD 2014 | YTD 2013 | YTD 2014 | YTD 2013 | YTD 2014 | YTD 2013 | YTD 2014 | YTD 2013 | YTD 2014 | YTD 2013 | % Change |
| Toronto City | 443 | 386 | 36 | 100 | 120 | 323 | 4,233 | 7,432 | 4,832 | 8,241 | -41.4 |
| Toronto | 68 | 77 | 10 | 10 | 18 | 15 | 3,215 | 4,600 | 3,311 | 4,702 | -29.6 |
| East York | 15 | 28 | 0 | 0 | 0 | 0 | 105 | 363 | 120 | 391 | -69.3 |
| Etobicoke | 71 | 84 | 4 | 68 | 0 | 68 | 338 | 806 | 413 | 1,026 | -59.7 |
| North York | 221 | 139 | 18 | 10 | 22 | 178 | 478 | 1,349 | 739 | 1,676 | -55.9 |
| Scarborough | 56 | 40 | 2 | 2 | 80 | 62 | 97 | 314 | 235 | 418 | -43.8 |
| York | 12 | 18 | 2 | 10 | 0 | 0 | 0 | 0 | 14 | 28 | -50.0 |
| York Region | 1,129 | 1,200 | 184 | 202 | 487 | 674 | 1,506 | 984 | 3,306 | 3,060 | 8.0 |
| Aurora | 4 | 21 | 0 | 0 | 0 | 24 | 157 | 0 | 161 | 45 | ** |
| East Gwillimbury | 18 | 24 | 14 | 4 | 6 | 6 | 0 | 0 | 38 | 34 | 11.8 |
| Georgina Township | 47 | 45 | 0 | 2 | 19 | 0 | 0 | 0 | 66 | 47 | 40.4 |
| King Township | 105 | 101 | 0 | 0 | 47 | 37 | 0 | 264 | 152 | 402 | -62.2 |
| Markham | 275 | 320 | 126 | 172 | 252 | 247 | 717 | 47 | 1,370 | 786 | 74.3 |
| Newmarket | 172 | 72 | 18 | 2 | 0 | 34 | 0 | 0 | 190 | 108 | 75.9 |
| Richmond Hill | 196 | 67 | 2 | 8 | 75 | 82 | 632 | 429 | 905 | 586 | 54.4 |
| Vaughan | 242 | 295 | 24 | 14 | 81 | 205 | 0 | 140 | 347 | 654 | -46.9 |
| Whitchurch-Stouffville | 70 | 255 | 0 | 0 | 7 | 39 | 0 | 104 | 77 | 398 | -80.7 |
| Peel Region | 1,287 | 1,344 | 572 | 427 | 492 | 438 | 192 | 1,032 | 2,543 | 3,241 | -21.5 |
| Brampton | 963 | 1,130 | 424 | 422 | 434 | 352 | 0 | 0 | 1,821 | 1,904 | -4.4 |
| Caledon | 205 | 157 | 24 | 3 | 21 | 58 | 0 | 0 | 250 | 218 | 14.7 |
| Mississauga | 119 | 57 | 124 | 2 | 37 | 28 | 192 | 1,032 | 472 | 1,119 | -57.8 |
| Halton Region | 415 | 487 | 36 | 60 | 423 | 263 | 315 | 424 | 1,189 | 1,234 | -3.6 |
| Burlington | 31 | 40 | 0 | 2 | 42 | 10 | 210 | 186 | 283 | 238 | 18.9 |
| Halton Hills | 113 | 43 | 2 | 0 | 94 | 0 | 0 | 0 | 209 | 43 | ** |
| Milton | 44 | 349 | 34 | 54 | 219 | 164 | 96 | 98 | 393 | 665 | -40.9 |
| Oakville | 227 | 55 | 0 | 4 | 68 | 89 | 9 | 140 | 304 | 288 | 5.6 |
| Durham Region | 471 | 658 | 12 | 36 | 143 | 245 | 11 | 30 | 637 | 969 | -34.3 |
| Ajax | 123 | 146 | 4 | 16 | 45 | 85 | 0 | 0 | 172 | 247 | -30.4 |
| Brock | 3 | 6 | 0 | 0 | 0 | 0 | 0 | 0 | 3 | 6 | -50.0 |
| Clarington | 104 | 144 | 4 | 4 | 29 | 19 | 2 | 0 | 139 | 167 | -16.8 |
| Oshawa | 130 | 140 | 4 | 16 | 0 | 47 | 7 | 0 | 141 | 203 | -30.5 |
| Pickering | 18 | 113 | 0 | 0 | 22 | 13 | 0 | 0 | 40 | 126 | -68.3 |
| Scugog | 10 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 10 | 4 | 150.0 |
| Uxbridge | 20 | 12 | 0 | 0 | 0 | 0 | 0 | 0 | 20 | 12 | 66.7 |
| Whitby | 63 | 93 | 0 | 0 | 47 | 81 | 2 | 30 | 112 | 204 | -45.1 |
| Remainder of Toronto CMA | 280 | 280 | 30 | 46 | 49 | 17 | 0 | 0 | 359 | 343 | 4.7 |
| Bradford West Gwillimbury | 126 | 145 | 14 | 40 | 28 | 6 | 0 | 0 | 168 | 191 | -12.0 |
| Town of Mono | 10 | 17 | 0 | 0 | 0 | 0 | 0 | 0 | 10 | 17 | -41.2 |
| New Tecumseth | 133 | 85 | 16 | 6 | 21 | 4 | 0 | 0 | 170 | 95 | 78.9 |
| Orangeville | 11 | 33 | 0 | 0 | 0 | 7 | 0 | 0 | 11 | 40 | -72.5 |
| Toronto CMA | 3,684 | 3,928 | 862 | 849 | 1,596 | 1,803 | 6,036 | 9,686 | 12,178 | 16,266 | -25.1 |
| Oshawa CMA | 297 | 377 | 8 | 20 | 76 | 147 | 11 | 30 | 392 | 574 | -31.7 |
| Greater Toronto Area (GTA) | 3,745 | 4,075 | 840 | 825 | 1,665 | 1,943 | 6,257 | 9,902 | 12,507 | 16,745 | -25.3 |

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
May 2014

| Submarket | Row | | | | Apt. & Other | | | |
|-----------------------------------|--------------------------|----------|----------|----------|--------------------------|----------|----------|----------|
| | Freehold and Condominium | | Rental | | Freehold and Condominium | | Rental | |
| | May 2014 | May 2013 | May 2014 | May 2013 | May 2014 | May 2013 | May 2014 | May 2013 |
| Toronto City | 13 | 38 | 0 | 14 | 796 | 1,160 | 0 | 93 |
| Toronto | 0 | 3 | 0 | 0 | 318 | 474 | 0 | 2 |
| East York | 0 | 0 | 0 | 0 | 0 | 363 | 0 | 0 |
| Etobicoke | 0 | 0 | 0 | 0 | 0 | 323 | 0 | 0 |
| North York | 13 | 0 | 0 | 14 | 478 | 0 | 0 | 91 |
| Scarborough | 0 | 35 | 0 | 0 | 0 | 0 | 0 | 0 |
| York | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| York Region | 105 | 124 | 0 | 0 | 584 | 305 | 1 | 140 |
| Aurora | 0 | 0 | 0 | 0 | 157 | 0 | 0 | 0 |
| East Gwillimbury | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Georgina Township | 8 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| King Township | 11 | 10 | 0 | 0 | 0 | 264 | 0 | 0 |
| Markham | 43 | 75 | 0 | 0 | 3 | 19 | 1 | 0 |
| Newmarket | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Richmond Hill | 0 | 13 | 0 | 0 | 424 | 0 | 0 | 140 |
| Vaughan | 43 | 0 | 0 | 0 | 0 | 22 | 0 | 0 |
| Whitchurch-Stouffville | 0 | 26 | 0 | 0 | 0 | 0 | 0 | 0 |
| Peel Region | 126 | 115 | 0 | 0 | 0 | 586 | 0 | 250 |
| Brampton | 105 | 115 | 0 | 0 | 0 | 0 | 0 | 0 |
| Caledon | 21 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Mississauga | 0 | 0 | 0 | 0 | 0 | 586 | 0 | 250 |
| Halton Region | 37 | 57 | 0 | 0 | 315 | 48 | 0 | 0 |
| Burlington | 0 | 0 | 0 | 0 | 210 | 0 | 0 | 0 |
| Halton Hills | 33 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Milton | 0 | 45 | 0 | 0 | 96 | 48 | 0 | 0 |
| Oakville | 4 | 12 | 0 | 0 | 9 | 0 | 0 | 0 |
| Durham Region | 18 | 119 | 0 | 0 | 0 | 0 | 2 | 0 |
| Ajax | 0 | 76 | 0 | 0 | 0 | 0 | 0 | 0 |
| Brock | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Clarington | 6 | 6 | 0 | 0 | 0 | 0 | 0 | 0 |
| Oshawa | 0 | 21 | 0 | 0 | 0 | 0 | 0 | 0 |
| Pickering | 0 | 8 | 0 | 0 | 0 | 0 | 0 | 0 |
| Scugog | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Uxbridge | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Whitby | 12 | 8 | 0 | 0 | 0 | 0 | 2 | 0 |
| Remainder of Toronto CMA | 35 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Bradford West Gwillimbury | 14 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Town of Mono | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| New Tecumseth | 21 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Orangeville | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Toronto CMA | 316 | 418 | 0 | 14 | 1,485 | 2,099 | 1 | 483 |
| Oshawa CMA | 18 | 35 | 0 | 0 | 0 | 0 | 2 | 0 |
| Greater Toronto Area (GTA) | 299 | 453 | 0 | 14 | 1,695 | 2,099 | 3 | 483 |

Source: CMHC (Starts and Completions Survey)

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - May 2014

| Submarket | Row | | | | Apt. & Other | | | |
|-----------------------------------|--------------------------|----------|----------|----------|--------------------------|----------|----------|----------|
| | Freehold and Condominium | | Rental | | Freehold and Condominium | | Rental | |
| | YTD 2014 | YTD 2013 | YTD 2014 | YTD 2013 | YTD 2014 | YTD 2013 | YTD 2014 | YTD 2013 |
| Toronto City | 120 | 309 | 0 | 14 | 4,056 | 6,438 | 177 | 994 |
| Toronto | 18 | 15 | 0 | 0 | 3,038 | 3,697 | 177 | 903 |
| East York | 0 | 0 | 0 | 0 | 105 | 363 | 0 | 0 |
| Etobicoke | 0 | 68 | 0 | 0 | 338 | 806 | 0 | 0 |
| North York | 22 | 164 | 0 | 14 | 478 | 1,258 | 0 | 91 |
| Scarborough | 80 | 62 | 0 | 0 | 97 | 314 | 0 | 0 |
| York | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| York Region | 487 | 674 | 0 | 0 | 1,502 | 844 | 4 | 140 |
| Aurora | 0 | 24 | 0 | 0 | 157 | 0 | 0 | 0 |
| East Gwillimbury | 6 | 6 | 0 | 0 | 0 | 0 | 0 | 0 |
| Georgina Township | 19 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| King Township | 47 | 37 | 0 | 0 | 0 | 264 | 0 | 0 |
| Markham | 252 | 247 | 0 | 0 | 713 | 47 | 4 | 0 |
| Newmarket | 0 | 34 | 0 | 0 | 0 | 0 | 0 | 0 |
| Richmond Hill | 75 | 82 | 0 | 0 | 632 | 289 | 0 | 140 |
| Vaughan | 81 | 205 | 0 | 0 | 0 | 140 | 0 | 0 |
| Whitchurch-Stouffville | 7 | 39 | 0 | 0 | 0 | 104 | 0 | 0 |
| Peel Region | 492 | 438 | 0 | 0 | 192 | 782 | 0 | 250 |
| Brampton | 434 | 352 | 0 | 0 | 0 | 0 | 0 | 0 |
| Caledon | 21 | 58 | 0 | 0 | 0 | 0 | 0 | 0 |
| Mississauga | 37 | 28 | 0 | 0 | 192 | 782 | 0 | 250 |
| Halton Region | 423 | 263 | 0 | 0 | 315 | 422 | 0 | 2 |
| Burlington | 42 | 10 | 0 | 0 | 210 | 186 | 0 | 0 |
| Halton Hills | 94 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Milton | 219 | 164 | 0 | 0 | 96 | 96 | 0 | 2 |
| Oakville | 68 | 89 | 0 | 0 | 9 | 140 | 0 | 0 |
| Durham Region | 143 | 245 | 0 | 0 | 2 | 30 | 9 | 0 |
| Ajax | 45 | 85 | 0 | 0 | 0 | 0 | 0 | 0 |
| Brock | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Clarington | 29 | 19 | 0 | 0 | 2 | 0 | 0 | 0 |
| Oshawa | 0 | 47 | 0 | 0 | 0 | 0 | 7 | 0 |
| Pickering | 22 | 13 | 0 | 0 | 0 | 0 | 0 | 0 |
| Scugog | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Uxbridge | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Whitby | 47 | 81 | 0 | 0 | 0 | 30 | 2 | 0 |
| Remainder of Toronto CMA | 49 | 17 | 0 | 0 | 0 | 0 | 0 | 0 |
| Bradford West Gwillimbury | 28 | 6 | 0 | 0 | 0 | 0 | 0 | 0 |
| Town of Mono | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| New Tecumseth | 21 | 4 | 0 | 0 | 0 | 0 | 0 | 0 |
| Orangeville | 0 | 7 | 0 | 0 | 0 | 0 | 0 | 0 |
| Toronto CMA | 1,596 | 1,789 | 0 | 14 | 5,855 | 8,300 | 181 | 1,386 |
| Oshawa CMA | 76 | 147 | 0 | 0 | 2 | 30 | 9 | 0 |
| Greater Toronto Area (GTA) | 1,665 | 1,929 | 0 | 14 | 6,067 | 8,516 | 190 | 1,386 |

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
May 2014

| Submarket | Freehold | | Condominium | | Rental | | Total* | |
|-----------------------------------|----------|----------|-------------|----------|----------|----------|----------|----------|
| | May 2014 | May 2013 | May 2014 | May 2013 | May 2014 | May 2013 | May 2014 | May 2013 |
| Toronto City | 137 | 123 | 806 | 1,160 | 0 | 107 | 943 | 1,390 |
| Toronto | 22 | 16 | 318 | 474 | 0 | 2 | 340 | 492 |
| East York | 7 | 4 | 0 | 363 | 0 | 0 | 7 | 367 |
| Etobicoke | 13 | 12 | 0 | 323 | 0 | 0 | 13 | 335 |
| North York | 68 | 35 | 488 | 0 | 0 | 105 | 556 | 140 |
| Scarborough | 21 | 45 | 0 | 0 | 0 | 0 | 21 | 45 |
| York | 6 | 11 | 0 | 0 | 0 | 0 | 6 | 11 |
| York Region | 415 | 349 | 597 | 305 | 1 | 140 | 1,013 | 794 |
| Aurora | 4 | 0 | 157 | 0 | 0 | 0 | 161 | 0 |
| East Gwillimbury | 3 | 2 | 0 | 0 | 0 | 0 | 3 | 2 |
| Georgina Township | 20 | 5 | 0 | 0 | 0 | 0 | 20 | 5 |
| King Township | 27 | 31 | 0 | 264 | 0 | 0 | 27 | 295 |
| Markham | 130 | 171 | 3 | 19 | 1 | 0 | 134 | 190 |
| Newmarket | 22 | 18 | 0 | 0 | 0 | 0 | 22 | 18 |
| Richmond Hill | 65 | 25 | 424 | 0 | 0 | 140 | 489 | 165 |
| Vaughan | 131 | 49 | 13 | 22 | 0 | 0 | 144 | 71 |
| Whitchurch-Stouffville | 13 | 48 | 0 | 0 | 0 | 0 | 13 | 48 |
| Peel Region | 526 | 421 | 21 | 586 | 0 | 250 | 547 | 1,257 |
| Brampton | 428 | 396 | 21 | 0 | 0 | 0 | 449 | 396 |
| Caledon | 63 | 25 | 0 | 0 | 0 | 0 | 63 | 25 |
| Mississauga | 35 | 0 | 0 | 586 | 0 | 250 | 35 | 836 |
| Halton Region | 114 | 193 | 319 | 99 | 0 | 0 | 433 | 292 |
| Burlington | 2 | 14 | 210 | 0 | 0 | 0 | 212 | 14 |
| Halton Hills | 59 | 36 | 0 | 0 | 0 | 0 | 59 | 36 |
| Milton | 12 | 129 | 96 | 93 | 0 | 0 | 108 | 222 |
| Oakville | 41 | 14 | 13 | 6 | 0 | 0 | 54 | 20 |
| Durham Region | 164 | 221 | 0 | 50 | 2 | 0 | 166 | 271 |
| Ajax | 63 | 93 | 0 | 21 | 0 | 0 | 63 | 114 |
| Brock | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 1 |
| Clarington | 25 | 37 | 0 | 0 | 0 | 0 | 25 | 37 |
| Oshawa | 38 | 42 | 0 | 21 | 0 | 0 | 38 | 63 |
| Pickering | 1 | 24 | 0 | 0 | 0 | 0 | 1 | 24 |
| Scugog | 2 | 0 | 0 | 0 | 0 | 0 | 2 | 0 |
| Uxbridge | 1 | 1 | 0 | 0 | 0 | 0 | 1 | 1 |
| Whitby | 34 | 23 | 0 | 8 | 2 | 0 | 36 | 31 |
| Remainder of Toronto CMA | 98 | 59 | 12 | 7 | 0 | 0 | 110 | 66 |
| Bradford West Gwillimbury | 40 | 35 | 0 | 0 | 0 | 0 | 40 | 35 |
| Town of Mono | 0 | 3 | 3 | 7 | 0 | 0 | 3 | 10 |
| New Tecumseth | 54 | 11 | 9 | 0 | 0 | 0 | 63 | 11 |
| Orangeville | 4 | 10 | 0 | 0 | 0 | 0 | 4 | 10 |
| Toronto CMA | 1,353 | 1,249 | 1,545 | 2,178 | 1 | 497 | 2,899 | 3,924 |
| Oshawa CMA | 97 | 102 | 0 | 29 | 2 | 0 | 99 | 131 |
| Greater Toronto Area (GTA) | 1,356 | 1,307 | 1,743 | 2,200 | 3 | 497 | 3,102 | 4,004 |

Source: CMHC (Starts and Completions Survey)

Table 3.5: Completions by Submarket and by Intended Market
January - May 2014

| Submarket | Freehold | | Condominium | | Rental | | Total* | |
|-----------------------------------|----------|----------|-------------|----------|----------|----------|----------|----------|
| | YTD 2014 | YTD 2013 | YTD 2014 | YTD 2013 | YTD 2014 | YTD 2013 | YTD 2014 | YTD 2013 |
| Toronto City | 580 | 716 | 4,075 | 6,517 | 177 | 1,008 | 4,832 | 8,241 |
| Toronto | 96 | 102 | 3,038 | 3,697 | 177 | 903 | 3,311 | 4,702 |
| East York | 15 | 28 | 105 | 363 | 0 | 0 | 120 | 391 |
| Etobicoke | 75 | 152 | 338 | 874 | 0 | 0 | 413 | 1,026 |
| North York | 242 | 308 | 497 | 1,263 | 0 | 105 | 739 | 1,676 |
| Scarborough | 138 | 98 | 97 | 320 | 0 | 0 | 235 | 418 |
| York | 14 | 28 | 0 | 0 | 0 | 0 | 14 | 28 |
| York Region | 1,780 | 1,979 | 1,522 | 941 | 4 | 140 | 3,306 | 3,060 |
| Aurora | 4 | 43 | 157 | 2 | 0 | 0 | 161 | 45 |
| East Gwillimbury | 38 | 34 | 0 | 0 | 0 | 0 | 38 | 34 |
| Georgina Township | 66 | 47 | 0 | 0 | 0 | 0 | 66 | 47 |
| King Township | 152 | 138 | 0 | 264 | 0 | 0 | 152 | 402 |
| Markham | 653 | 739 | 713 | 47 | 4 | 0 | 1,370 | 786 |
| Newmarket | 190 | 108 | 0 | 0 | 0 | 0 | 190 | 108 |
| Richmond Hill | 266 | 145 | 639 | 301 | 0 | 140 | 905 | 586 |
| Vaughan | 334 | 431 | 13 | 223 | 0 | 0 | 347 | 654 |
| Whitchurch-Stouffville | 77 | 294 | 0 | 104 | 0 | 0 | 77 | 398 |
| Peel Region | 2,269 | 2,181 | 274 | 810 | 0 | 250 | 2,543 | 3,241 |
| Brampton | 1,748 | 1,904 | 73 | 0 | 0 | 0 | 1,821 | 1,904 |
| Caledon | 250 | 218 | 0 | 0 | 0 | 0 | 250 | 218 |
| Mississauga | 271 | 59 | 201 | 810 | 0 | 250 | 472 | 1,119 |
| Halton Region | 818 | 678 | 371 | 554 | 0 | 2 | 1,189 | 1,234 |
| Burlington | 43 | 52 | 240 | 186 | 0 | 0 | 283 | 238 |
| Halton Hills | 209 | 43 | 0 | 0 | 0 | 0 | 209 | 43 |
| Milton | 281 | 514 | 112 | 149 | 0 | 2 | 393 | 665 |
| Oakville | 285 | 69 | 19 | 219 | 0 | 0 | 304 | 288 |
| Durham Region | 593 | 815 | 35 | 153 | 9 | 1 | 637 | 969 |
| Ajax | 172 | 217 | 0 | 30 | 0 | 0 | 172 | 247 |
| Brock | 3 | 6 | 0 | 0 | 0 | 0 | 3 | 6 |
| Clarington | 139 | 167 | 0 | 0 | 0 | 0 | 139 | 167 |
| Oshawa | 134 | 155 | 0 | 47 | 7 | 1 | 141 | 203 |
| Pickering | 40 | 126 | 0 | 0 | 0 | 0 | 40 | 126 |
| Scugog | 10 | 4 | 0 | 0 | 0 | 0 | 10 | 4 |
| Uxbridge | 20 | 12 | 0 | 0 | 0 | 0 | 20 | 12 |
| Whitby | 75 | 128 | 35 | 76 | 2 | 0 | 112 | 204 |
| Remainder of Toronto CMA | 340 | 320 | 19 | 23 | 0 | 0 | 359 | 343 |
| Bradford West Gwillimbury | 168 | 191 | 0 | 0 | 0 | 0 | 168 | 191 |
| Town of Mono | 4 | 5 | 6 | 12 | 0 | 0 | 10 | 17 |
| New Tecumseth | 157 | 84 | 13 | 11 | 0 | 0 | 170 | 95 |
| Orangeville | 11 | 40 | 0 | 0 | 0 | 0 | 11 | 40 |
| Toronto CMA | 5,976 | 6,177 | 6,021 | 8,689 | 181 | 1,400 | 12,178 | 16,266 |
| Oshawa CMA | 348 | 450 | 35 | 123 | 9 | 1 | 392 | 574 |
| Greater Toronto Area (GTA) | 6,040 | 6,369 | 6,277 | 8,975 | 190 | 1,401 | 12,507 | 16,745 |

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
May 2014

| Submarket | Price Ranges | | | | | | | | | | Total | Median Price (\$) | Average Price (\$) |
|-------------------|--------------|-----------|-----------------------|-----------|-----------------------|-----------|-----------------------|-----------|-------------|-----------|-------|-------------------|--------------------|
| | < \$450,000 | | \$450,000 - \$549,999 | | \$550,000 - \$649,999 | | \$650,000 - \$799,999 | | \$800,000 + | | | | |
| | Units | Share (%) | Units | Share (%) | Units | Share (%) | Units | Share (%) | Units | Share (%) | | | |
| Toronto City | | | | | | | | | | | | | |
| May 2014 | 0 | 0.0 | 0 | 0.0 | 1 | 1.0 | 9 | 9.4 | 86 | 89.6 | 96 | 1,750,000 | 1,673,721 |
| May 2013 | 2 | 2.4 | 4 | 4.7 | 5 | 5.9 | 3 | 3.5 | 71 | 83.5 | 85 | 1,149,900 | 1,404,679 |
| Year-to-date 2014 | 1 | 0.3 | 2 | 0.5 | 4 | 1.0 | 39 | 9.9 | 349 | 88.4 | 395 | 1,395,000 | 1,574,124 |
| Year-to-date 2013 | 2 | 0.6 | 6 | 1.8 | 6 | 1.8 | 24 | 7.2 | 295 | 88.6 | 333 | 1,329,989 | 1,490,704 |
| Toronto | | | | | | | | | | | | | |
| May 2014 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 7 | 100.0 | 7 | -- | -- |
| May 2013 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 8 | 100.0 | 8 | -- | -- |
| Year-to-date 2014 | 1 | 1.4 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 71 | 98.6 | 72 | 1,295,000 | 1,543,250 |
| Year-to-date 2013 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 4 | 6.8 | 55 | 93.2 | 59 | 1,325,000 | 1,824,776 |
| East York | | | | | | | | | | | | | |
| May 2014 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 1 | 25.0 | 3 | 75.0 | 4 | -- | -- |
| May 2013 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 1 | 14.3 | 6 | 85.7 | 7 | -- | -- |
| Year-to-date 2014 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 2 | 20.0 | 8 | 80.0 | 10 | 1,525,000 | 1,444,200 |
| Year-to-date 2013 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 4 | 20.0 | 16 | 80.0 | 20 | 1,072,500 | 1,224,050 |
| Etobicoke | | | | | | | | | | | | | |
| May 2014 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 5 | 100.0 | 5 | -- | -- |
| May 2013 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 12 | 100.0 | 12 | 1,900,000 | 1,856,683 |
| Year-to-date 2014 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 3 | 4.9 | 58 | 95.1 | 61 | 1,200,000 | 1,415,520 |
| Year-to-date 2013 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 9 | 11.1 | 72 | 88.9 | 81 | 1,449,800 | 1,524,783 |
| North York | | | | | | | | | | | | | |
| May 2014 | 0 | 0.0 | 0 | 0.0 | 1 | 1.8 | 0 | 0.0 | 55 | 98.2 | 56 | 1,957,940 | 1,981,771 |
| May 2013 | 1 | 3.0 | 0 | 0.0 | 0 | 0.0 | 1 | 3.0 | 31 | 93.9 | 33 | 1,339,900 | 1,539,340 |
| Year-to-date 2014 | 0 | 0.0 | 1 | 0.5 | 2 | 1.0 | 6 | 3.1 | 182 | 95.3 | 191 | 1,800,000 | 1,869,904 |
| Year-to-date 2013 | 1 | 0.8 | 0 | 0.0 | 0 | 0.0 | 1 | 0.8 | 123 | 98.4 | 125 | 1,429,900 | 1,615,788 |
| Scarborough | | | | | | | | | | | | | |
| May 2014 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 6 | 31.6 | 13 | 68.4 | 19 | 850,000 | 935,947 |
| May 2013 | 1 | 6.3 | 4 | 25.0 | 5 | 31.3 | 0 | 0.0 | 6 | 37.5 | 16 | 636,000 | 660,548 |
| Year-to-date 2014 | 0 | 0.0 | 1 | 2.0 | 2 | 4.0 | 24 | 48.0 | 23 | 46.0 | 50 | 780,000 | 879,793 |
| Year-to-date 2013 | 1 | 3.4 | 6 | 20.7 | 6 | 20.7 | 2 | 6.9 | 14 | 48.3 | 29 | 650,000 | 707,302 |
| York | | | | | | | | | | | | | |
| May 2014 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 2 | 40.0 | 3 | 60.0 | 5 | -- | -- |
| May 2013 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 1 | 11.1 | 8 | 88.9 | 9 | -- | -- |
| Year-to-date 2014 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 4 | 36.4 | 7 | 63.6 | 11 | 800,000 | 794,091 |
| Year-to-date 2013 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 4 | 21.1 | 15 | 78.9 | 19 | 870,890 | 961,522 |

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
May 2014

| Submarket | Price Ranges | | | | | | | | | | Total | Median Price (\$) | Average Price (\$) |
|------------------------|--------------|-----------|-----------------------|-----------|-----------------------|-----------|-----------------------|-----------|-------------|-----------|-------|-------------------|--------------------|
| | < \$450,000 | | \$450,000 - \$549,999 | | \$550,000 - \$649,999 | | \$650,000 - \$799,999 | | \$800,000 + | | | | |
| | Units | Share (%) | Units | Share (%) | Units | Share (%) | Units | Share (%) | Units | Share (%) | | | |
| York Region | | | | | | | | | | | | | |
| May 2014 | 13 | 4.9 | 13 | 4.9 | 62 | 23.3 | 51 | 19.2 | 127 | 47.7 | 266 | 795,945 | 795,896 |
| May 2013 | 16 | 8.7 | 8 | 4.4 | 42 | 23.0 | 72 | 39.3 | 45 | 24.6 | 183 | 695,000 | 752,399 |
| Year-to-date 2014 | 69 | 6.1 | 44 | 3.9 | 183 | 16.3 | 260 | 23.2 | 566 | 50.4 | 1,122 | 805,490 | 845,810 |
| Year-to-date 2013 | 76 | 6.4 | 83 | 7.0 | 297 | 24.9 | 523 | 43.9 | 213 | 17.9 | 1,192 | 680,990 | 729,710 |
| Aurora | | | | | | | | | | | | | |
| May 2014 | 0 | 0.0 | 1 | 25.0 | 0 | 0.0 | 1 | 25.0 | 2 | 50.0 | 4 | -- | -- |
| May 2013 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | -- | -- |
| Year-to-date 2014 | 0 | 0.0 | 1 | 25.0 | 0 | 0.0 | 1 | 25.0 | 2 | 50.0 | 4 | -- | -- |
| Year-to-date 2013 | 0 | 0.0 | 1 | 5.6 | 3 | 16.7 | 2 | 11.1 | 12 | 66.7 | 18 | 854,990 | 910,829 |
| East Gwillimbury | | | | | | | | | | | | | |
| May 2014 | 3 | 100.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 3 | -- | -- |
| May 2013 | 1 | 50.0 | 1 | 50.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 2 | -- | -- |
| Year-to-date 2014 | 14 | 77.8 | 4 | 22.2 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 18 | 447,490 | 434,157 |
| Year-to-date 2013 | 20 | 83.3 | 3 | 12.5 | 0 | 0.0 | 1 | 4.2 | 0 | 0.0 | 24 | 439,990 | 445,573 |
| Georgina Township | | | | | | | | | | | | | |
| May 2014 | 10 | 83.3 | 0 | 0.0 | 1 | 8.3 | 0 | 0.0 | 1 | 8.3 | 12 | 338,990 | 428,824 |
| May 2013 | 5 | 100.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 5 | -- | -- |
| Year-to-date 2014 | 35 | 74.5 | 0 | 0.0 | 1 | 2.1 | 2 | 4.3 | 9 | 19.1 | 47 | 369,990 | 499,778 |
| Year-to-date 2013 | 32 | 71.1 | 4 | 8.9 | 3 | 6.7 | 3 | 6.7 | 3 | 6.7 | 45 | 359,990 | 450,566 |
| King Township | | | | | | | | | | | | | |
| May 2014 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 1 | 6.3 | 15 | 93.8 | 16 | 869,990 | 966,367 |
| May 2013 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 11 | 52.4 | 10 | 47.6 | 21 | 784,990 | 909,085 |
| Year-to-date 2014 | 0 | 0.0 | 1 | 1.0 | 1 | 1.0 | 11 | 11.0 | 87 | 87.0 | 100 | 874,990 | 984,199 |
| Year-to-date 2013 | 0 | 0.0 | 0 | 0.0 | 1 | 1.0 | 55 | 55.0 | 44 | 44.0 | 100 | 783,490 | 863,521 |
| Markham | | | | | | | | | | | | | |
| May 2014 | 0 | 0.0 | 0 | 0.0 | 25 | 49.0 | 13 | 25.5 | 13 | 25.5 | 51 | 659,990 | 786,129 |
| May 2013 | 0 | 0.0 | 3 | 5.2 | 17 | 29.3 | 28 | 48.3 | 10 | 17.2 | 58 | 682,495 | 685,156 |
| Year-to-date 2014 | 0 | 0.0 | 2 | 0.7 | 68 | 24.7 | 75 | 27.3 | 130 | 47.3 | 275 | 794,990 | 892,032 |
| Year-to-date 2013 | 4 | 1.3 | 26 | 8.2 | 110 | 34.5 | 130 | 40.8 | 49 | 15.4 | 319 | 669,990 | 692,587 |
| Newmarket | | | | | | | | | | | | | |
| May 2014 | 0 | 0.0 | 12 | 54.5 | 4 | 18.2 | 6 | 27.3 | 0 | 0.0 | 22 | 519,900 | 563,041 |
| May 2013 | 10 | 62.5 | 0 | 0.0 | 6 | 37.5 | 0 | 0.0 | 0 | 0.0 | 16 | 428,400 | 480,661 |
| Year-to-date 2014 | 19 | 11.0 | 34 | 19.7 | 41 | 23.7 | 76 | 43.9 | 3 | 1.7 | 173 | 628,900 | 615,381 |
| Year-to-date 2013 | 10 | 14.1 | 2 | 2.8 | 18 | 25.4 | 41 | 57.7 | 0 | 0.0 | 71 | 669,900 | 634,726 |
| Richmond Hill | | | | | | | | | | | | | |
| May 2014 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 12 | 18.5 | 53 | 81.5 | 65 | 865,990 | 917,544 |
| May 2013 | 0 | 0.0 | 1 | 8.3 | 0 | 0.0 | 4 | 33.3 | 7 | 58.3 | 12 | 804,900 | 779,772 |
| Year-to-date 2014 | 0 | 0.0 | 0 | 0.0 | 1 | 0.5 | 42 | 21.1 | 156 | 78.4 | 199 | 865,990 | 1,000,183 |
| Year-to-date 2013 | 0 | 0.0 | 1 | 1.5 | 4 | 6.1 | 26 | 39.4 | 35 | 53.0 | 66 | 804,900 | 962,513 |
| Vaughan | | | | | | | | | | | | | |
| May 2014 | 0 | 0.0 | 0 | 0.0 | 28 | 35.0 | 18 | 22.5 | 34 | 42.5 | 80 | 761,990 | 798,077 |
| May 2013 | 0 | 0.0 | 0 | 0.0 | 8 | 17.0 | 26 | 55.3 | 13 | 27.7 | 47 | 714,990 | 885,449 |
| Year-to-date 2014 | 0 | 0.0 | 0 | 0.0 | 54 | 23.0 | 33 | 14.0 | 148 | 63.0 | 235 | 885,000 | 890,281 |
| Year-to-date 2013 | 1 | 0.3 | 0 | 0.0 | 18 | 6.1 | 214 | 72.8 | 61 | 20.7 | 294 | 736,490 | 845,924 |
| Whitchurch-Stouffville | | | | | | | | | | | | | |
| May 2014 | 0 | 0.0 | 0 | 0.0 | 4 | 30.8 | 0 | 0.0 | 9 | 69.2 | 13 | 863,990 | 790,432 |
| May 2013 | 0 | 0.0 | 3 | 13.6 | 11 | 50.0 | 3 | 13.6 | 5 | 22.7 | 22 | 622,990 | 803,334 |
| Year-to-date 2014 | 1 | 1.4 | 2 | 2.8 | 17 | 23.9 | 20 | 28.2 | 31 | 43.7 | 71 | 724,900 | 782,220 |
| Year-to-date 2013 | 9 | 3.5 | 46 | 18.0 | 140 | 54.9 | 51 | 20.0 | 9 | 3.5 | 255 | 593,900 | 619,098 |

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range

May 2014

| Submarket | Price Ranges | | | | | | | | | | Total | Median Price (\$) | Average Price (\$) |
|-------------------|--------------|-----------|-----------------------|-----------|-----------------------|-----------|-----------------------|-----------|-------------|-----------|-------|-------------------|--------------------|
| | < \$450,000 | | \$450,000 - \$549,999 | | \$550,000 - \$649,999 | | \$650,000 - \$799,999 | | \$800,000 + | | | | |
| | Units | Share (%) | Units | Share (%) | Units | Share (%) | Units | Share (%) | Units | Share (%) | | | |
| Peel Region | | | | | | | | | | | | | |
| May 2014 | 18 | 7.2 | 65 | 25.9 | 73 | 29.1 | 69 | 27.5 | 26 | 10.4 | 251 | 603,900 | 630,475 |
| May 2013 | 40 | 17.3 | 58 | 25.1 | 60 | 26.0 | 62 | 26.8 | 11 | 4.8 | 231 | 597,990 | 602,152 |
| Year-to-date 2014 | 166 | 12.9 | 334 | 26.0 | 323 | 25.2 | 313 | 24.4 | 147 | 11.5 | 1,283 | 598,990 | 627,967 |
| Year-to-date 2013 | 205 | 15.2 | 431 | 32.0 | 347 | 25.7 | 286 | 21.2 | 79 | 5.9 | 1,348 | 559,900 | 596,789 |
| Brampton | | | | | | | | | | | | | |
| May 2014 | 17 | 8.4 | 55 | 27.2 | 50 | 24.8 | 63 | 31.2 | 17 | 8.4 | 202 | 612,945 | 619,695 |
| May 2013 | 39 | 19.0 | 50 | 24.4 | 52 | 25.4 | 56 | 27.3 | 8 | 3.9 | 205 | 597,990 | 599,900 |
| Year-to-date 2014 | 156 | 16.3 | 289 | 30.1 | 244 | 25.4 | 207 | 21.6 | 63 | 6.6 | 959 | 570,990 | 591,522 |
| Year-to-date 2013 | 196 | 17.3 | 386 | 34.1 | 281 | 24.8 | 239 | 21.1 | 31 | 2.7 | 1,133 | 546,990 | 569,160 |
| Caledon | | | | | | | | | | | | | |
| May 2014 | 1 | 2.4 | 10 | 23.8 | 23 | 54.8 | 6 | 14.3 | 2 | 4.8 | 42 | 581,900 | 589,781 |
| May 2013 | 1 | 3.8 | 8 | 30.8 | 8 | 30.8 | 6 | 23.1 | 3 | 11.5 | 26 | 602,900 | 619,907 |
| Year-to-date 2014 | 10 | 4.9 | 45 | 22.0 | 79 | 38.5 | 54 | 26.3 | 17 | 8.3 | 205 | 602,900 | 619,137 |
| Year-to-date 2013 | 9 | 5.7 | 40 | 25.3 | 59 | 37.3 | 39 | 24.7 | 11 | 7.0 | 158 | 602,900 | 616,458 |
| Mississauga | | | | | | | | | | | | | |
| May 2014 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 7 | 100.0 | 7 | -- | -- |
| May 2013 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | -- | -- |
| Year-to-date 2014 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 52 | 43.7 | 67 | 56.3 | 119 | 850,000 | 936,881 |
| Year-to-date 2013 | 0 | 0.0 | 5 | 8.8 | 7 | 12.3 | 8 | 14.0 | 37 | 64.9 | 57 | 850,000 | 1,091,465 |
| Halton Region | | | | | | | | | | | | | |
| May 2014 | 0 | 0.0 | 10 | 13.2 | 12 | 15.8 | 35 | 46.1 | 19 | 25.0 | 76 | 711,990 | 773,500 |
| May 2013 | 42 | 26.6 | 67 | 42.4 | 30 | 19.0 | 14 | 8.9 | 5 | 3.2 | 158 | 499,945 | 539,479 |
| Year-to-date 2014 | 1 | 0.2 | 46 | 11.0 | 70 | 16.8 | 172 | 41.2 | 128 | 30.7 | 417 | 719,990 | 895,866 |
| Year-to-date 2013 | 199 | 40.4 | 129 | 26.2 | 60 | 12.2 | 23 | 4.7 | 81 | 16.5 | 492 | 460,900 | 683,878 |
| Burlington | | | | | | | | | | | | | |
| May 2014 | 0 | 0.0 | 0 | 0.0 | 1 | 50.0 | 0 | 0.0 | 1 | 50.0 | 2 | -- | -- |
| May 2013 | 0 | 0.0 | 0 | 0.0 | 1 | 20.0 | 0 | 0.0 | 4 | 80.0 | 5 | -- | -- |
| Year-to-date 2014 | 1 | 3.2 | 0 | 0.0 | 10 | 32.3 | 7 | 22.6 | 13 | 41.9 | 31 | 724,990 | 1,371,319 |
| Year-to-date 2013 | 0 | 0.0 | 1 | 2.8 | 17 | 47.2 | 1 | 2.8 | 17 | 47.2 | 36 | 640,000 | 1,139,833 |
| Halton Hills | | | | | | | | | | | | | |
| May 2014 | 0 | 0.0 | 5 | 19.2 | 10 | 38.5 | 11 | 42.3 | 0 | 0.0 | 26 | 649,945 | 643,064 |
| May 2013 | 0 | 0.0 | 6 | 16.7 | 18 | 50.0 | 11 | 30.6 | 1 | 2.8 | 36 | 620,400 | 631,214 |
| Year-to-date 2014 | 0 | 0.0 | 18 | 15.9 | 48 | 42.5 | 41 | 36.3 | 6 | 5.3 | 113 | 649,900 | 652,953 |
| Year-to-date 2013 | 0 | 0.0 | 6 | 14.0 | 18 | 41.9 | 12 | 27.9 | 7 | 16.3 | 43 | 649,900 | 718,923 |
| Milton | | | | | | | | | | | | | |
| May 2014 | 0 | 0.0 | 4 | 66.7 | 1 | 16.7 | 1 | 16.7 | 0 | 0.0 | 6 | -- | -- |
| May 2013 | 42 | 37.2 | 61 | 54.0 | 7 | 6.2 | 3 | 2.7 | 0 | 0.0 | 113 | 469,900 | 476,239 |
| Year-to-date 2014 | 0 | 0.0 | 27 | 61.4 | 5 | 11.4 | 11 | 25.0 | 1 | 2.3 | 44 | 525,400 | 570,609 |
| Year-to-date 2013 | 199 | 56.4 | 121 | 34.3 | 12 | 3.4 | 5 | 1.4 | 16 | 4.5 | 353 | 430,900 | 472,134 |
| Oakville | | | | | | | | | | | | | |
| May 2014 | 0 | 0.0 | 1 | 2.4 | 0 | 0.0 | 23 | 54.8 | 18 | 42.9 | 42 | 759,990 | 874,642 |
| May 2013 | 0 | 0.0 | 0 | 0.0 | 4 | 100.0 | 0 | 0.0 | 0 | 0.0 | 4 | -- | -- |
| Year-to-date 2014 | 0 | 0.0 | 1 | 0.4 | 7 | 3.1 | 113 | 49.3 | 108 | 47.2 | 229 | 770,990 | 1,013,863 |
| Year-to-date 2013 | 0 | 0.0 | 1 | 1.7 | 13 | 21.7 | 5 | 8.3 | 41 | 68.3 | 60 | 1,500,000 | 1,630,947 |

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range

May 2014

| Submarket | Price Ranges | | | | | | | | | | Total | Median Price (\$) | Average Price (\$) |
|-------------------|--------------|-----------|-----------------------|-----------|-----------------------|-----------|-----------------------|-----------|-------------|-----------|-------|-------------------|--------------------|
| | < \$450,000 | | \$450,000 - \$549,999 | | \$550,000 - \$649,999 | | \$650,000 - \$799,999 | | \$800,000 + | | | | |
| | Units | Share (%) | Units | Share (%) | Units | Share (%) | Units | Share (%) | Units | Share (%) | | | |
| Durham Region | | | | | | | | | | | | | |
| May 2014 | 43 | 29.7 | 26 | 17.9 | 40 | 27.6 | 33 | 22.8 | 3 | 2.1 | 145 | 568,800 | 545,668 |
| May 2013 | 56 | 35.2 | 48 | 30.2 | 28 | 17.6 | 16 | 10.1 | 11 | 6.9 | 159 | 490,000 | 521,214 |
| Year-to-date 2014 | 160 | 34.7 | 116 | 25.2 | 102 | 22.1 | 61 | 13.2 | 22 | 4.8 | 461 | 496,900 | 527,967 |
| Year-to-date 2013 | 254 | 39.6 | 140 | 21.8 | 107 | 16.7 | 99 | 15.4 | 41 | 6.4 | 641 | 495,000 | 523,158 |
| Ajax | | | | | | | | | | | | | |
| May 2014 | 0 | 0.0 | 9 | 13.4 | 29 | 43.3 | 29 | 43.3 | 0 | 0.0 | 67 | 643,300 | 637,503 |
| May 2013 | 3 | 6.4 | 22 | 46.8 | 19 | 40.4 | 3 | 6.4 | 0 | 0.0 | 47 | 548,300 | 540,213 |
| Year-to-date 2014 | 5 | 3.9 | 32 | 25.2 | 54 | 42.5 | 34 | 26.8 | 2 | 1.6 | 127 | 601,100 | 604,506 |
| Year-to-date 2013 | 6 | 4.4 | 46 | 33.6 | 57 | 41.6 | 27 | 19.7 | 1 | 0.7 | 137 | 580,000 | 573,155 |
| Brock | | | | | | | | | | | | | |
| May 2014 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | -- | -- |
| May 2013 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | -- | -- |
| Year-to-date 2014 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | -- | -- |
| Year-to-date 2013 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | -- | -- |
| Clarington | | | | | | | | | | | | | |
| May 2014 | 9 | 52.9 | 4 | 23.5 | 2 | 11.8 | 2 | 11.8 | 0 | 0.0 | 17 | 409,990 | 445,475 |
| May 2013 | 25 | 83.3 | 3 | 10.0 | 1 | 3.3 | 1 | 3.3 | 0 | 0.0 | 30 | 331,990 | 362,330 |
| Year-to-date 2014 | 60 | 60.6 | 16 | 16.2 | 11 | 11.1 | 9 | 9.1 | 3 | 3.0 | 99 | 401,990 | 448,030 |
| Year-to-date 2013 | 116 | 80.0 | 18 | 12.4 | 4 | 2.8 | 3 | 2.1 | 4 | 2.8 | 145 | 345,990 | 387,638 |
| Oshawa | | | | | | | | | | | | | |
| May 2014 | 27 | 69.2 | 8 | 20.5 | 3 | 7.7 | 1 | 2.6 | 0 | 0.0 | 39 | 387,490 | 425,753 |
| May 2013 | 25 | 59.5 | 14 | 33.3 | 1 | 2.4 | 2 | 4.8 | 0 | 0.0 | 42 | 415,445 | 433,093 |
| Year-to-date 2014 | 78 | 59.1 | 32 | 24.2 | 17 | 12.9 | 4 | 3.0 | 1 | 0.8 | 132 | 437,900 | 449,536 |
| Year-to-date 2013 | 91 | 64.5 | 33 | 23.4 | 11 | 7.8 | 6 | 4.3 | 0 | 0.0 | 141 | 411,990 | 435,283 |
| Pickering | | | | | | | | | | | | | |
| May 2014 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 1 | 100.0 | 1 | -- | -- |
| May 2013 | 1 | 6.3 | 0 | 0.0 | 1 | 6.3 | 5 | 31.3 | 9 | 56.3 | 16 | 869,150 | 886,931 |
| Year-to-date 2014 | 0 | 0.0 | 1 | 5.6 | 3 | 16.7 | 5 | 27.8 | 9 | 50.0 | 18 | 818,250 | 869,322 |
| Year-to-date 2013 | 11 | 9.7 | 10 | 8.8 | 16 | 14.2 | 50 | 44.2 | 26 | 23.0 | 113 | 703,300 | 705,523 |
| Scugog | | | | | | | | | | | | | |
| May 2014 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | -- | -- |
| May 2013 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | -- | -- |
| Year-to-date 2014 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | -- | -- |
| Year-to-date 2013 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | -- | -- |
| Uxbridge | | | | | | | | | | | | | |
| May 2014 | 0 | 0.0 | 1 | 100.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 1 | -- | -- |
| May 2013 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 1 | 100.0 | 0 | 0.0 | 1 | -- | -- |
| Year-to-date 2014 | 2 | 10.0 | 11 | 55.0 | 4 | 20.0 | 3 | 15.0 | 0 | 0.0 | 20 | 496,900 | 538,203 |
| Year-to-date 2013 | 1 | 8.3 | 0 | 0.0 | 1 | 8.3 | 4 | 33.3 | 6 | 50.0 | 12 | 930,080 | 915,534 |
| Whitby | | | | | | | | | | | | | |
| May 2014 | 7 | 35.0 | 4 | 20.0 | 6 | 30.0 | 1 | 5.0 | 2 | 10.0 | 20 | 504,490 | 543,407 |
| May 2013 | 2 | 8.7 | 9 | 39.1 | 6 | 26.1 | 4 | 17.4 | 2 | 8.7 | 23 | 582,990 | 589,810 |
| Year-to-date 2014 | 15 | 23.1 | 24 | 36.9 | 13 | 20.0 | 6 | 9.2 | 7 | 10.8 | 65 | 509,990 | 561,768 |
| Year-to-date 2013 | 29 | 31.2 | 33 | 35.5 | 18 | 19.4 | 9 | 9.7 | 4 | 4.3 | 93 | 503,990 | 521,817 |

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
May 2014

| Submarket | Price Ranges | | | | | | | | | | Total | Median Price (\$) | Average Price (\$) |
|---------------------------|--------------|-----------|-----------------------|-----------|-----------------------|-----------|-----------------------|-----------|-------------|-----------|-------|-------------------|--------------------|
| | < \$450,000 | | \$450,000 - \$549,999 | | \$550,000 - \$649,999 | | \$650,000 - \$799,999 | | \$800,000 + | | | | |
| | Units | Share (%) | Units | Share (%) | Units | Share (%) | Units | Share (%) | Units | Share (%) | | | |
| Remainder of Toronto CMA | | | | | | | | | | | | | |
| May 2014 | 50 | 76.9 | 8 | 12.3 | 1 | 1.5 | 3 | 4.6 | 3 | 4.6 | 65 | 394,990 | 439,707 |
| May 2013 | 44 | 88.0 | 3 | 6.0 | 1 | 2.0 | 0 | 0.0 | 2 | 4.0 | 50 | 389,945 | 405,522 |
| Year-to-date 2014 | 204 | 73.1 | 39 | 14.0 | 1 | 0.4 | 9 | 3.2 | 26 | 9.3 | 279 | 394,990 | 470,526 |
| Year-to-date 2013 | 265 | 94.3 | 10 | 3.6 | 1 | 0.4 | 0 | 0.0 | 5 | 1.8 | 281 | 381,900 | 386,690 |
| Bradford West Gwillimbury | | | | | | | | | | | | | |
| May 2014 | 17 | 70.8 | 1 | 4.2 | 0 | 0.0 | 3 | 12.5 | 3 | 12.5 | 24 | 405,990 | 506,115 |
| May 2013 | 18 | 94.7 | 1 | 5.3 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 19 | 354,990 | 381,201 |
| Year-to-date 2014 | 81 | 64.8 | 15 | 12.0 | 0 | 0.0 | 4 | 3.2 | 25 | 20.0 | 125 | 405,990 | 554,881 |
| Year-to-date 2013 | 138 | 95.2 | 5 | 3.4 | 0 | 0.0 | 0 | 0.0 | 2 | 1.4 | 145 | 398,990 | 400,406 |
| Town of Mono | | | | | | | | | | | | | |
| May 2014 | 1 | 33.3 | 2 | 66.7 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 3 | -- | -- |
| May 2013 | 4 | 44.4 | 2 | 22.2 | 1 | 11.1 | 0 | 0.0 | 2 | 22.2 | 9 | -- | -- |
| Year-to-date 2014 | 3 | 30.0 | 4 | 40.0 | 0 | 0.0 | 2 | 20.0 | 1 | 10.0 | 10 | 461,900 | 604,240 |
| Year-to-date 2013 | 10 | 62.5 | 2 | 12.5 | 1 | 6.3 | 0 | 0.0 | 3 | 18.8 | 16 | 434,400 | 519,619 |
| New Tecumseth | | | | | | | | | | | | | |
| May 2014 | 29 | 85.3 | 4 | 11.8 | 1 | 2.9 | 0 | 0.0 | 0 | 0.0 | 34 | 369,990 | 392,987 |
| May 2013 | 11 | 100.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 11 | 339,990 | 350,899 |
| Year-to-date 2014 | 111 | 83.5 | 19 | 14.3 | 1 | 0.8 | 2 | 1.5 | 0 | 0.0 | 133 | 369,990 | 384,651 |
| Year-to-date 2013 | 85 | 100.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 85 | 334,990 | 338,872 |
| Orangeville | | | | | | | | | | | | | |
| May 2014 | 3 | 75.0 | 1 | 25.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 4 | -- | -- |
| May 2013 | 11 | 100.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 11 | 382,900 | 381,455 |
| Year-to-date 2014 | 9 | 81.8 | 1 | 9.1 | 0 | 0.0 | 1 | 9.1 | 0 | 0.0 | 11 | 390,000 | 428,691 |
| Year-to-date 2013 | 32 | 91.4 | 3 | 8.6 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 35 | 381,900 | 385,225 |
| Toronto CMA | | | | | | | | | | | | | |
| May 2014 | 81 | 9.9 | 106 | 12.9 | 177 | 21.6 | 196 | 23.9 | 261 | 31.8 | 821 | 686,990 | 804,104 |
| May 2013 | 148 | 19.3 | 162 | 21.1 | 157 | 20.5 | 160 | 20.9 | 139 | 18.1 | 766 | 604,900 | 699,081 |
| Year-to-date 2014 | 447 | 12.3 | 509 | 14.0 | 632 | 17.4 | 828 | 22.8 | 1,214 | 33.4 | 3,630 | 689,900 | 810,464 |
| Year-to-date 2013 | 765 | 19.8 | 714 | 18.4 | 768 | 19.8 | 936 | 24.2 | 689 | 17.8 | 3,872 | 604,900 | 708,682 |
| Oshawa CMA | | | | | | | | | | | | | |
| May 2014 | 43 | 56.6 | 16 | 21.1 | 11 | 14.5 | 4 | 5.3 | 2 | 2.6 | 76 | 419,240 | 461,126 |
| May 2013 | 52 | 54.7 | 26 | 27.4 | 8 | 8.4 | 7 | 7.4 | 2 | 2.1 | 95 | 419,900 | 448,689 |
| Year-to-date 2014 | 153 | 51.7 | 72 | 24.3 | 41 | 13.9 | 19 | 6.4 | 11 | 3.7 | 296 | 442,490 | 473,678 |
| Year-to-date 2013 | 236 | 62.3 | 84 | 22.2 | 33 | 8.7 | 18 | 4.7 | 8 | 2.1 | 379 | 401,990 | 438,288 |
| Greater Toronto Area | | | | | | | | | | | | | |
| May 2014 | 74 | 8.9 | 114 | 13.7 | 188 | 22.5 | 197 | 23.6 | 261 | 31.3 | 834 | 679,490 | 801,610 |
| May 2013 | 156 | 19.1 | 185 | 22.7 | 165 | 20.2 | 167 | 20.5 | 143 | 17.5 | 816 | 601,900 | 691,537 |
| Year-to-date 2014 | 397 | 10.8 | 542 | 14.7 | 682 | 18.5 | 845 | 23.0 | 1,212 | 33.0 | 3,678 | 685,990 | 813,874 |
| Year-to-date 2013 | 736 | 18.4 | 789 | 19.7 | 817 | 20.4 | 955 | 23.8 | 709 | 17.7 | 4,006 | 602,900 | 709,561 |

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price (\$) of Absorbed Single-detached Units
May 2014

| Submarket | May 2014 | May 2013 | % Change | YTD 2014 | YTD 2013 | % Change |
|-----------------------------------|-----------|-----------|----------|-----------|-----------|----------|
| Toronto City | 1,673,721 | 1,404,679 | 19.2 | 1,574,124 | 1,490,704 | 5.6 |
| Toronto | -- | -- | n/a | 1,543,250 | 1,824,776 | -15.4 |
| East York | -- | -- | n/a | 1,444,200 | 1,224,050 | 18.0 |
| Etobicoke | -- | 1,856,683 | n/a | 1,415,520 | 1,524,783 | -7.2 |
| North York | 1,981,771 | 1,539,340 | 28.7 | 1,869,904 | 1,615,788 | 15.7 |
| Scarborough | 935,947 | 660,548 | 41.7 | 879,793 | 707,302 | 24.4 |
| York | -- | -- | n/a | 794,091 | 961,522 | -17.4 |
| York Region | 795,896 | 752,399 | 5.8 | 845,810 | 729,710 | 15.9 |
| Aurora | -- | -- | n/a | -- | 910,829 | n/a |
| East Gwillimbury | -- | -- | n/a | 434,157 | 445,573 | -2.6 |
| Georgina Township | 428,824 | -- | n/a | 499,778 | 450,566 | 10.9 |
| King Township | 966,367 | 909,085 | 6.3 | 984,199 | 863,521 | 14.0 |
| Markham | 786,129 | 685,156 | 14.7 | 892,032 | 692,587 | 28.8 |
| Newmarket | 563,041 | 480,661 | 17.1 | 615,381 | 634,726 | -3.0 |
| Richmond Hill | 917,544 | 779,772 | 17.7 | 1,000,183 | 962,513 | 3.9 |
| Vaughan | 798,077 | 885,449 | -9.9 | 890,281 | 845,924 | 5.2 |
| Whitchurch-Stouffville | 790,432 | 803,334 | -1.6 | 782,220 | 619,098 | 26.3 |
| Peel Region | 630,475 | 602,152 | 4.7 | 627,967 | 596,789 | 5.2 |
| Brampton | 619,695 | 599,900 | 3.3 | 591,522 | 569,160 | 3.9 |
| Caledon | 589,781 | 619,907 | -4.9 | 619,137 | 616,458 | 0.4 |
| Mississauga | -- | -- | n/a | 936,881 | 1,091,465 | -14.2 |
| Halton Region | 773,500 | 539,479 | 43.4 | 895,866 | 683,878 | 31.0 |
| Burlington | -- | -- | n/a | 1,371,319 | 1,139,833 | 20.3 |
| Halton Hills | 643,064 | 631,214 | 1.9 | 652,953 | 718,923 | -9.2 |
| Milton | -- | 476,239 | n/a | 570,609 | 472,134 | 20.9 |
| Oakville | 874,642 | -- | n/a | 1,013,863 | 1,630,947 | -37.8 |
| Durham Region | 545,668 | 521,214 | 4.7 | 527,967 | 523,158 | 0.9 |
| Ajax | 637,503 | 540,213 | 18.0 | 604,506 | 573,155 | 5.5 |
| Brock | -- | -- | n/a | -- | -- | n/a |
| Clarington | 445,475 | 362,330 | 22.9 | 448,030 | 387,638 | 15.6 |
| Oshawa | 425,753 | 433,093 | -1.7 | 449,536 | 435,283 | 3.3 |
| Pickering | -- | 886,931 | n/a | 869,322 | 705,523 | 23.2 |
| Scugog | -- | -- | n/a | -- | -- | n/a |
| Uxbridge | -- | -- | n/a | 538,203 | 915,534 | -41.2 |
| Whitby | 543,407 | 589,810 | -7.9 | 561,768 | 521,817 | 7.7 |
| Remainder of Toronto CMA | 439,707 | 405,522 | 8.4 | 470,526 | 386,690 | 21.7 |
| Bradford West Gwillimbury | 506,115 | 381,201 | 32.8 | 554,881 | 400,406 | 38.6 |
| Town of Mono | -- | -- | n/a | 604,240 | 519,619 | 16.3 |
| New Tecumseth | 392,987 | 350,899 | 12.0 | 384,651 | 338,872 | 13.5 |
| Orangeville | -- | 381,455 | n/a | 428,691 | 385,225 | 11.3 |
| Toronto CMA | 804,104 | 699,081 | 15.0 | 810,464 | 708,682 | 14.4 |
| Oshawa CMA | 461,126 | 448,689 | 2.8 | 473,678 | 438,288 | 8.1 |
| Greater Toronto Area (GTA) | 801,610 | 691,537 | 15.9 | 813,874 | 709,561 | 14.7 |

Source: CMHC (Market Absorption Survey)

Table 5a: MLS® Residential Activity for Toronto
May 2014

| | | Number of Sales ¹ | Yr/Yr ² (%) | Sales SA ¹ | Number of New Listings ¹ | New Listings SA ¹ | Sales-to- New Listings SA ² | Average Price ¹ (\$) | Yr/Yr ² (%) | Average Price ¹ (\$) SA |
|------|-----------|---------------------------------|------------------------|-----------------------|---|---------------------------------|--|------------------------------------|------------------------|--|
| 2013 | January | 4,375 | -4.2 | 7,215 | 10,624 | 13,619 | 53.0 | 482,648 | 4.1 | 502,571 |
| | February | 5,759 | -18.1 | 7,071 | 11,052 | 12,793 | 55.3 | 510,580 | 1.6 | 504,250 |
| | March | 7,765 | -19.9 | 7,120 | 14,728 | 13,439 | 53.0 | 519,879 | 3.1 | 510,941 |
| | April | 9,811 | -5.2 | 7,215 | 18,270 | 13,560 | 53.2 | 526,335 | 1.7 | 507,006 |
| | May | 10,182 | -6.2 | 7,274 | 19,216 | 13,572 | 53.6 | 542,174 | 4.9 | 517,042 |
| | June | 9,061 | -3.8 | 7,333 | 15,564 | 13,415 | 54.7 | 531,374 | 4.5 | 518,329 |
| | July | 8,544 | 12.9 | 7,637 | 14,132 | 13,104 | 58.3 | 513,246 | 7.6 | 522,865 |
| | August | 7,569 | 17.9 | 7,923 | 12,208 | 13,199 | 60.0 | 503,094 | 5.0 | 524,454 |
| | September | 7,411 | 26.1 | 8,045 | 14,938 | 13,003 | 61.9 | 533,797 | 6.0 | 536,420 |
| | October | 8,000 | 16.0 | 7,585 | 13,110 | 12,900 | 58.8 | 539,058 | 7.1 | 534,307 |
| | November | 6,391 | 10.3 | 7,413 | 9,345 | 12,670 | 58.5 | 538,881 | 11.0 | 541,200 |
| | December | 4,078 | 10.5 | 7,114 | 4,102 | 12,016 | 59.2 | 520,398 | 8.7 | 542,076 |
| 2014 | January | 4,135 | -5.5 | 6,794 | 8,822 | 11,566 | 58.7 | 526,528 | 9.1 | 547,408 |
| | February | 5,731 | -0.5 | 6,967 | 10,897 | 12,363 | 56.4 | 553,193 | 8.3 | 546,824 |
| | March | 8,081 | 4.1 | 7,068 | 14,829 | 12,638 | 55.9 | 557,684 | 7.3 | 548,484 |
| | April | 9,706 | -1.1 | 7,555 | 17,351 | 13,354 | 56.6 | 577,898 | 9.8 | 556,004 |
| | May | 11,079 | 8.8 | 7,990 | 18,931 | 13,266 | 60.2 | 585,204 | 7.9 | 557,547 |
| | June | | | | | | | | | |
| | July | | | | | | | | | |
| | August | | | | | | | | | |
| | September | | | | | | | | | |
| | October | | | | | | | | | |
| | November | | | | | | | | | |
| | December | | | | | | | | | |
| | Q1 2013 | 17,899 | -15.9 | | 36,404 | | | 507,787 | 2.6 | |
| | Q1 2014 | 17,947 | 0.3 | | 34,548 | | | 549,072 | 8.1 | |
| | YTD 2013 | 37,892 | -10.8 | | 73,890 | | | 521,829 | 3.1 | |
| | YTD 2014 | 38,732 | 2.2 | | 70,830 | | | 566,631 | 8.6 | |

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¹Source: CREA

²Source: CMHC, adapted from MLS® data supplied by CREA

Table 5b: MLS® Residential Activity for Oshawa

May 2014

| | | Number of Sales ¹ | Yr/Yr ² (%) | Sales SA ¹ | Number of New Listings ¹ | New Listings SA ¹ | Sales-to- New Listings SA ² | Average Price ¹ (\$) | Yr/Yr ² (%) | Average Price ¹ (\$) SA |
|------|-----------|---------------------------------|------------------------|-----------------------|---|---------------------------------|--|------------------------------------|------------------------|--|
| 2013 | January | 488 | -12.2 | 788 | 989 | 1,184 | 66.6 | 331,514 | 4.8 | 338,304 |
| | February | 716 | -11.5 | 807 | 1,072 | 1,141 | 70.7 | 348,474 | 7.7 | 350,874 |
| | March | 899 | -20.3 | 747 | 1,412 | 1,098 | 68.0 | 346,697 | 5.8 | 347,036 |
| | April | 1,145 | -1.9 | 858 | 1,682 | 1,279 | 67.1 | 353,291 | 4.7 | 344,672 |
| | May | 1,122 | -5.2 | 835 | 1,837 | 1,328 | 62.9 | 354,968 | 4.7 | 347,917 |
| | June | 1,028 | -2.2 | 826 | 1,402 | 1,209 | 68.3 | 358,692 | 5.8 | 350,228 |
| | July | 948 | 2.5 | 884 | 1,334 | 1,346 | 65.7 | 359,090 | 7.3 | 352,841 |
| | August | 896 | 4.9 | 909 | 1,235 | 1,283 | 70.9 | 357,105 | 6.3 | 357,826 |
| | September | 804 | 10.3 | 849 | 1,341 | 1,227 | 69.2 | 351,669 | 5.0 | 354,398 |
| | October | 870 | 9.2 | 908 | 1,188 | 1,273 | 71.3 | 359,974 | 7.2 | 361,273 |
| | November | 679 | -2.9 | 792 | 849 | 1,137 | 69.7 | 368,257 | 9.7 | 371,807 |
| | December | 424 | 8.7 | 773 | 380 | 1,056 | 73.2 | 356,996 | 9.9 | 370,774 |
| 2014 | January | 459 | -5.9 | 741 | 791 | 953 | 77.7 | 392,353 | 18.4 | 400,553 |
| | February | 593 | -17.2 | 668 | 1,002 | 1,073 | 62.2 | 370,120 | 6.2 | 372,537 |
| | March | 900 | 0.1 | 754 | 1,488 | 1,161 | 65.0 | 376,923 | 8.7 | 376,929 |
| | April | 1,090 | -4.8 | 812 | 1,631 | 1,239 | 65.5 | 386,589 | 9.4 | 377,270 |
| | May | 1,268 | 13.0 | 942 | 1,738 | 1,246 | 75.6 | 387,382 | 9.1 | 379,305 |
| | June | | | | | | | | | |
| | July | | | | | | | | | |
| | August | | | | | | | | | |
| | September | | | | | | | | | |
| | October | | | | | | | | | |
| | November | | | | | | | | | |
| | December | | | | | | | | | |
| | Q1 2013 | 2,103 | -15.6 | | 3,473 | | | 343,779 | 6.2 | |
| | Q1 2014 | 1,952 | -7.2 | | 3,281 | | | 378,485 | 10.1 | |
| | YTD 2013 | 4,370 | -9.8 | | 6,992 | | | 349,144 | 5.5 | |
| | YTD 2014 | 4,310 | -1.4 | | 6,650 | | | 383,152 | 9.7 | |

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¹Source: CREA²Source: CMHC, adapted from MLS® data supplied by CREA

Table 6a: Economic Indicators Toronto CMA
May 2014

| | | Intetereest Rates | | | NHPI, Total, Toronto CMA 2007=100 | CPI, 2002 =100 | Toronto Labour Market | | | |
|------|-----------|---------------------------|-----------------------|---------------|---|----------------------|-------------------------|-----------------------------|------------------------------|------------------------------------|
| | | P & I Per \$100,000 | Mortgage Rates (%) | | | | Employment SA (,000) | Unemployment Rate (%) SA | Participation Rate (%) SA | Average Weekly Earnings (\$) |
| | | | 1 Yr. Term | 5 Yr. Term | | | | | | |
| 2013 | January | 595 | 3.00 | 5.24 | 119.0 | 121.5 | 3,076 | 8.2 | 68.1 | 894 |
| | February | 595 | 3.00 | 5.24 | 119.0 | 122.9 | 3,079 | 8.4 | 68.1 | 895 |
| | March | 590 | 3.00 | 5.14 | 119.1 | 123.3 | 3,072 | 8.3 | 67.8 | 896 |
| | April | 590 | 3.00 | 5.14 | 119.2 | 123.1 | 3,085 | 8.3 | 67.9 | 909 |
| | May | 590 | 3.00 | 5.14 | 119.4 | 123.2 | 3,102 | 7.9 | 68.0 | 918 |
| | June | 590 | 3.14 | 5.14 | 119.4 | 123.4 | 3,129 | 7.8 | 68.4 | 927 |
| | July | 590 | 3.14 | 5.14 | 119.8 | 123.6 | 3,135 | 7.8 | 68.4 | 920 |
| | August | 601 | 3.14 | 5.34 | 119.8 | 123.7 | 3,149 | 7.9 | 68.6 | 918 |
| | September | 601 | 3.14 | 5.34 | 119.9 | 123.8 | 3,153 | 8.0 | 68.6 | 916 |
| | October | 601 | 3.14 | 5.34 | 120.0 | 123.7 | 3,152 | 8.1 | 68.6 | 923 |
| | November | 601 | 3.14 | 5.34 | 120.1 | 123.6 | 3,141 | 8.3 | 68.4 | 924 |
| | December | 601 | 3.14 | 5.34 | 120.4 | 123.4 | 3,134 | 8.5 | 68.3 | 923 |
| 2014 | January | 595 | 3.14 | 5.24 | 120.7 | 123.7 | 3,132 | 8.4 | 68.1 | 923 |
| | February | 595 | 3.14 | 5.24 | 121.0 | 125.0 | 3,136 | 8.3 | 68.0 | 923 |
| | March | 581 | 3.14 | 4.99 | 121.0 | 125.5 | 3,140 | 8.0 | 67.7 | 922 |
| | April | 570 | 3.14 | 4.79 | 121.8 | 126.4 | 3,154 | 7.8 | 67.8 | 919 |
| | May | 570 | 3.14 | 4.79 | | 127.0 | 3,153 | 7.6 | 67.6 | 915 |
| | June | | | | | | | | | |
| | July | | | | | | | | | |
| | August | | | | | | | | | |
| | September | | | | | | | | | |
| | October | | | | | | | | | |
| | November | | | | | | | | | |
| | December | | | | | | | | | |

P & I means Principal and Interest (assumes \$100,000 mortgage amortized over 25 years using current 5 year interest rate)

NHPI means New Housing Price Index

CPI means Consumer Price Index

SA means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

Table 6b: Economic Indicators Oshawa CMA
May 2014

| | | Intereest Rates | | | NHPI, Total, Toronto CMA 2007=100 | CPI, 2002 =100 | Oshawa Labour Market | | | |
|------|-----------|---------------------------|-----------------------|---------------|---|-------------------|-------------------------|-----------------------------|------------------------------|------------------------------------|
| | | P & I Per \$100,000 | Mortgage Rates (%) | | | | Employment SA (,000) | Unemployment Rate (%) SA | Participation Rate (%) SA | Average Weekly Earnings (\$) |
| | | | 1 Yr. Term | 5 Yr. Term | | | | | | |
| 2013 | January | 595 | 3.00 | 5.24 | 119.0 | 121.5 | 194.5 | 9.3 | 68.8 | 949 |
| | February | 595 | 3.00 | 5.24 | 119.0 | 122.9 | 195.3 | 9.0 | 68.8 | 942 |
| | March | 590 | 3.00 | 5.14 | 119.1 | 123.3 | 197.2 | 8.4 | 68.8 | 935 |
| | April | 590 | 3.00 | 5.14 | 119.2 | 123.1 | 197.6 | 8.1 | 68.7 | 941 |
| | May | 590 | 3.00 | 5.14 | 119.4 | 123.2 | 198.3 | 7.4 | 68.3 | 945 |
| | June | 590 | 3.14 | 5.14 | 119.4 | 123.4 | 198.6 | 7.1 | 68.1 | 956 |
| | July | 590 | 3.14 | 5.14 | 119.8 | 123.6 | 200.3 | 6.4 | 68.2 | 954 |
| | August | 601 | 3.14 | 5.34 | 119.8 | 123.7 | 200.7 | 6.4 | 68.2 | 955 |
| | September | 601 | 3.14 | 5.34 | 119.9 | 123.8 | 199.8 | 6.3 | 67.6 | 946 |
| | October | 601 | 3.14 | 5.34 | 120.0 | 123.7 | 198.8 | 6.6 | 67.5 | 946 |
| | November | 601 | 3.14 | 5.34 | 120.1 | 123.6 | 198.0 | 6.7 | 67.1 | 954 |
| | December | 601 | 3.14 | 5.34 | 120.4 | 123.4 | 198.1 | 7.0 | 67.3 | 957 |
| 2014 | January | 595 | 3.14 | 5.24 | 120.7 | 123.7 | 196.2 | 7.2 | 66.7 | 967 |
| | February | 595 | 3.14 | 5.24 | 121.0 | 125.0 | 196.2 | 7.3 | 66.7 | 964 |
| | March | 581 | 3.14 | 4.99 | 121.0 | 125.5 | 197.1 | 7.1 | 66.8 | 962 |
| | April | 570 | 3.14 | 4.79 | 121.8 | 126.4 | 199.7 | 7.0 | 67.5 | 955 |
| | May | 570 | 3.14 | 4.79 | | 127.0 | 200.9 | 7.3 | 68.0 | 955 |
| | June | | | | | | | | | |
| | July | | | | | | | | | |
| | August | | | | | | | | | |
| | September | | | | | | | | | |
| | October | | | | | | | | | |
| | November | | | | | | | | | |
| | December | | | | | | | | | |

"P & I" means Principal and Interest (assumes \$100,000 mortgage amortized over 25 years using current 5 year interest rate)

"NHPI" means New Housing Price Index

"CPI" means Consumer Price Index

"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A **"Single-Detached"** dwelling (also referred to as **"Single"**) is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A **"Semi-Detached (Double)"** dwelling (also referred to as **"Semi"**) is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A **"Row (Townhouse)"** dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term **"Apartment and other"** includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The **"intended market"** is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A **"Rural"** area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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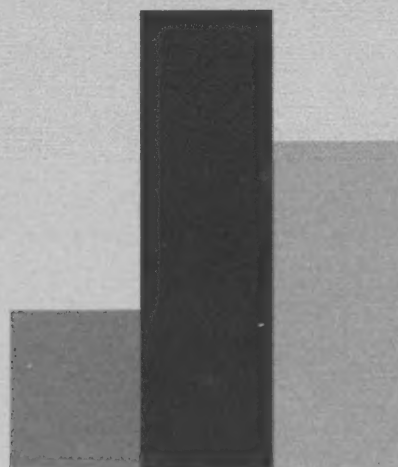
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